

TOWNSHIP OF LONG HILL

COUNTY OF MORRIS Gillette, Homestead Park, Meyersville, Millington, Stirling

Excused: Jerry Aroneo

Mike Malloy

TOWNSHIP OFFICES; 915 Valley Road Gillette, NJ 07933 (908)647-8000 FAX (908) 647-4150

ZONING BOARD OF ADJUSTMENT MINUTES OF THE MEETING December 3, 2019

The Long Hill Zoning Board of Adjustment met for a Regular Meeting/Hearing in the Court Room of the Township of Long Hill Municipal Building located at 915 Valley Road, Gillette, New Jersey.

At 8:06 pm, Chairman Gerecht made the following announcements:

- (1) Call to Order and Statement of Compliance
- (2) Standard Board Procedures
- (3) Meeting Cut-Off
- (4) Electronic Devices
- (5) <u>Pledge of Allegiance</u> Recited by all in attendance.
- **Roll Call** Secretary Coonce called the roll:

Present: Chairman Ed Gerecht

Vice Chairman Brian Johnson

Gary Gianakis Tom Grosskopf Jonathan Rosenberg Victor Verlezza (Alt. #1) Vicky Brooks (Alt. #2)

Debra Coonce, Board Secretary

Jolanta Maziarz, Esq., Board Attorney

Kevin O'Brien, Board Planner Richard Keller, Board Engineer

- (7) <u>Executive Session</u> None.
- (8) <u>Meeting Minutes</u> The Meeting Minutes of October 1, 2019 and October 15, 2019 were carried to the Board's next meeting.
- (9) Resolutions

Kenwood Grand, LLC - Application No. 18-20Z

Upon motion made by Mr. Grosskopf and seconded by Ms. Brooks, the Board memorialized the resolution by the unanimous votes of Mr. Grosskopf, Ms. Brooks, Mr. Verlezza and Chairman Gerecht; they being all of the Members present and eligible to vote.

Petroleum Marketing Group, LLC (Exxon) - Application No. 18-20Z

Upon motion made by Vice Chairman Johnson and seconded by Mr. Rosenberg, the Board memorialized the resolution as amended by the unanimous votes of Vice Chairman Johnson, Mr. Rosenberg, Mr. Gianakis, Mr. Grosskopf and Chairman Gerecht; they being all of the Members present and eligible to vote.

(10) **Application** (8:21)

Preliminary & Final Site Plan Application with Variance

Block 12502 / Lot 16 / Zone M 1932 Long Hill Road Application No. 19-07Z 1932 Long Hill, LLC

Applicant proposes construct an addition to the rear of the existing building that will include retail/office use on the first floor and an apartment on the second floor.

At the request of the Applicant's attorney, all Board members confirmed they have no conflicts with the Applicant or the Applicant's professionals.

Board Planner O'Brien and Board Engineer Keller were sworn in to offer testimony on behalf of the Township.

John J. DeLaney, Esq. appeared on behalf of the Applicant.

Witnesses sworn in to offer testimony on behalf of the Applicant:
William Kaufman, as Applicant and Architect
David Fantina, as Engineer

Color renderings/photos were submitted and marked as Exhibit A-1. Historic photos were submitted and marked as Exhibit A-2. A color rendering of the site plan was submitted and marked as Exhibit A-3.

The Board was in recess from 10:02 pm to 10:16 pm.

No members of the public were present to ask questions of the Applicant.

Upon agreement and by motion made and seconded, the application was carried to a Special Meeting on December 17, 2019 with no further notice required by the Applicant.

- (11) Old Business None.
- (12) <u>New Business</u> Upon motion made and seconded, the Board agreed to hold a Special Executive Session/Meeting to conduct interviews for the position of Board Planner.
- (13) Adjournment The Regular Meeting was adjourned at 11:02 pm.

Respectfully submitted,

Debra Coonce

Debra Coonce Zoning Board Secretary Planning & Zoning Board Coordinator

Videos of Planning Board meeting(s) are available on the Township website at www.longhillnj.gov. Audio recordings of the meeting(s) are available for purchase by filing an OPRA (Open Public Records Act) request through the Municipal Clerk's office. All documents relating to applications may be examined by the public in the Planning & Zoning Office located in the Township of Long Hill Municipal Building.