



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS

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ZONING BOARD OF ADJUSTMENT MINUTES OF THE MEETING January 19, 2016

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

At 8:04 pm, Chairman Behr made the following announcements:

- (1) **Call to Order and Statement of Compliance**
- (2) **Meeting Cut-Off**
- (3) **Electronic Devices**

- (4) **Pledge of Allegiance** – Recited by all in attendance.

- (5) **Oath of Office** – The oath of office was administered by Planning & Zoning Coordinator Kiefer to Brian Johnson.

- (6) **Roll Call** – Planning & Zoning Coordinator Kiefer called the roll:

Present:	E. Thomas Behr, Chairman Ed Gerecht, Vice Chairman Richard Keegan Michael Pesce Michael O’Mullan Thomas Sims Brian Johnson (Alt. #2) Cyndi Kiefer, Board Secretary Daniel Bernstein, Esq., Board Attorney Kevin O’Brien, Board Planner Tom Lemanowicz, Board Engineer	Absent:	Jerry Aroneo
		Excused:	Jeffrey Wills (Alt. #1)

- (7) **Executive Session** – None.

- (8) **Proclamation for Barry Hoffman (8:08)**
Ms. Kiefer read the Proclamation to the Board. Upon motion made and seconded, the Board unanimously approved the Proclamation to honor Barry Hoffman for his exemplary service to the Boards of the Township of Long Hill.

- (9) **Amended Agenda (8:10)**
Ms. Kiefer updated the language in the resolutions to memorialize for the Board Professionals as per the Board’s request at the previous meeting held on January 5, 2016 so that all language is consistent throughout. Upon motion made and seconded, the Board unanimously approved the Amended Agenda / Amended Board Professional’s Resolutions.

(10) **Discussion Items (8:13)**

- Chairman Behr noted that the Zoning Board would be making recommendations to the Ordinance Committee for changes to the definition of critical areas, and to remove stormwater maintenance from the definition of a critical area. Additionally pursuant to Mr. Lemanowicz's recommended changes from the Annual Report, the paragraph regarding certain allowances to a developer if they put in porous pavement.
- The Board continues to look at the application checklist to submit recommended changes to the Planning Board and Township Committee.
- The Board is looking at ways to revise the "Application for Development" form with the assistance of Board Planner O'Brien to submit changes to the Planning Board and Township Committee. Additionally all future meeting agendas should be placed online.
- Chairman Behr is working on creating a "Homeowner's Guide" to the Board of Adjustment process.
- The Board discussed emergency generators and the possibility of eliminating commercial applicants from having to go through the Minor Site Plan process. Recommendations would be made to the Ordinance Committee for review.
- Board Planner O'Brien and Board Engineer Lemanowicz would continue to review sheds as to whether or not they should be included in lot coverage.
- Board Planner O'Brien and Board Engineer Lemanowicz would continue to review commercial ground signs as to whether or not an applicant can avoid being required to submit a Minor Site Plan application.
- Future discussions will include recommend reduced escrow requirements and investigate cost-benefit advantages of putting application forms on-line.

Chairman Behr put the Board members on teams and gave assignments for discussion in a half hour break out session.

Board members were in discussion from 8:34 pm to 9:03 pm.

Board Secretary Kiefer, Board Planner O'Brien, Chairman Behr & Mr. Sims

Discussion Topic – Zoning Review after CRC meetings.

Board Planner reviewed his role of preparing a zoning report and the process prior to a CRC meeting.

Board Engineer Lemanowicz, Mr. Pesce & Mr. Johnson

Discussion Topic – Reduction of engineering costs when reviewing applications with storm water issues.

Mr. Pesce noted that the reduction of engineering issues up front could potentially eliminate extensive engineering review and charges. Mr. Pesce will meet with Board Secretary Kiefer to review the process.

Mr. O'Mullan & Board Attorney Bernstein

Discussion Topic – Reduction of cost and time in preparing resolutions for memorialization.

Mr. O'Mullan & Board Attorney Bernstein do not have any suggestions to streamline the process at this time.

Vice Chairman Gerecht & Mr. Keegan

Discussion Topic – Eliminating cost of a court reporter.

Vice Chairman Gerecht suggested eliminating the need for a court reporter unless there is a "D" variance application.

(11) **Adjournment** – The Regular and Organizational Meeting was adjourned at 9:37 pm.

Respectfully submitted,

Debra Coonce

Planning & Zoning Board Coordinator
(As of December 4, 2017)

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.