



# TOWNSHIP OF LONG HILL

COUNTY OF MORRIS  
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

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

## ZONING BOARD OF ADJUSTMENT MINUTES OF THE MEETING December 4, 2018

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The Township of 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 8:04 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) **Pledge of Allegiance** – Recited by all in attendance

(6) **Roll Call** – Secretary Coonce called the roll:

Present: Edwin Gerecht, Jr., Chairman  
Michael O'Mullan, Vice Chairman  
Jerry Aroneo  
Tom Grosskopf  
Brian Johnson  
Mike Malloy  
Jonathan Rosenberg  
Gary Gianakis (Alt. #1) \*  
Victor Verlezza (Alt. #2)  
Jolanta Maziarz, Esq., Board Attorney  
Debra Coonce, Board Secretary  
Tom Lamanowicz, Board Eng.  
Kevin O'Brien, Board Planner

\*Mr. Gianakis joined the meeting at 8:08 pm.

(7) **Executive Session** – None.

(8) **Approval of Memorializing Resolution (8:07)**

***Jonathan Rocker / Application No. 18-16Z***

Upon motion made by Mr. Aroneo and seconded by Mr. Johnson, the Board approved the memorializing resolution as amended by the votes of Mr. Aroneo, Mr. Johnson, Mr. Grosskopf and Mr. Verlezza; they being all of the Members present and eligible to vote.

**(9) Applications (8:09)**

Board Engineer Tom Lemanowicz and Board Planner Kevin O'Brien were sworn in to offer testimony on behalf of the Township of Long Hill.

***Use Variance (Carried from 11/6/18 & 11/20/18)***

Block 11513 / Lot 13 / Zone LI-2

254 Mercer Street, Sterling

Application No. 18-19Z

Grind Time Fitness LLC

Applicant proposes a new fitness center/gym.

Fred Zelle, Esq. appeared on behalf of the Applicant.

William Beckford was sworn in to offer testimony.

Mr. Zelle referenced amendments to the application as correction for the ownership of the property.

Witnesses sworn in to offer testimony on behalf of the Applicant:

Roy Pascal, as Owner

William Hollows, as Engineer

Photos were submitted and marked as Exhibit A-1.

Color site plan was submitted and marked as Exhibit A-2.

Additional color photos were submitted and marked as Exhibit A-3.

No members of the public had questions for the Applicant and/or witnesses.

***The Board was in recess from 9:33 pm to 9:46 pm.***

***Upon motion made and seconded, the meeting was extended for 20 minutes.***

During testimony, the Board expressed concern over the patron traffic, and the Applicant agreed to an appointment only scenario with his clients. The Board agreed that the proposed use will be a positive addition to the community having no negative impact.

Upon motion made by Mr. Aroneo and seconded by Mr. Johnson, the Board approved the application with conditions subject to a memorializing resolution by the votes of Mr. Aroneo, Mr. Johnson, Mr. Grosskopf, Mr. Malloy, Mr. Rosenberg, Vice Chairman O'Mullan and Chairman Gerecht; they being all of the Members present and eligible to vote.

***Certificate of Non-Conformity or***

***Expansion of a Non-Conforming Use (Carried from 10/2/18, 10/16/18, 11/6/18 & 11/20/18)***

Block 11505, 11506, 11507 / Lots 25, 1 & 24, 1 / Zone Conservation

219 Railroad Avenue

Application No. 18-18Z

Robert Falzon

Applicant proposes to continue the existing use on the property as mixed use for maintenance and storage of vehicles and equipment.

Frederick Zelle, Esq. appeared on behalf of the Applicant.

Mr. Zelle asked the Board to carry the matter to January 8, 2019 and the Board agreed with no further notice required by the Applicant.

- (10) **Old Business** – None.
- (11) **New Business** – Secretary Coonce announced that an additional Special Joint Meeting with the Planning Board has been added on December 18, 2018 in order to enter into Executive Session to interview candidates for the position of Board Engineer; all Board Members agreed.
- (12) **Public Questions / Comment Period** – None.
- (13) **Adjournment** – The Regular Meeting/Hearing adjourned at 11:20 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](http://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.*