



TOWNSHIP OF LONG HILL
COUNTY OF MORRIS
Gillette, Homestead Park, Meyersville, Millington, Stirling

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ZONING BOARD OF ADJUSTMENT
MINUTES OF THE MEETING
October 1, 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 8:07 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:	Absent:
Chairman Ed Gerecht	Jerry Aroneo
Vice Chairman Brian Johnson	Recused: Gary Gianakis
Tom Grosskopf	Excused: Jonathan Rosenberg
Mike Malloy	
Victor Verlezza (Alt. #1)	
Vicky Brooks (Alt. #2)	
Debra Coonce, Board Secretary	
Jolanta Maziarz, Esq., Board Attorney	
Richard Keller, Board Engineer	
Kevin O'Brien, Board Planner	

- (7) **Executive Session** – None.

- (8) **Meeting Minutes** – The Meeting Minutes of September 17, 2019 accepted as presented.

- (9) **Application** (*Out of Sequence from Meeting Agenda*)

Variance (Carried from 8/13/19)
Block 12807 / Lot 8 / Zone R-2
168 Bungalow Terrace
Application No. 18-20Z
Kenwood Grand, LLC
Applicant proposes to construct a new single family home and detached garage.

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

Gary Platt, Esq. appeared on behalf of the Applicant.

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

William Beck, Jr., as Applicant
David Fantina, as Engineer
Margaret Petersen, as Architect

A colorized rendering of the existing and proposed conditions plan was submitted and marked as Exhibit A-1.

A packet of photos was submitted and marked as Exhibit A-2.

Title documents relating to the ownership of the property were submitted and marked as Exhibit A-3.

Members of the public with questions for the Applicant and/or witnesses:

Terry Carruthers representing the Environmental Commission

The Board was in recess from 9:03 pm to 9:13 pm.

Members of the public sworn in to offer testimony:

Ivan Long, of Millington

During testimony, the Board agreed that the plans will be a nice addition to the neighbor and because the lot is as existing non-conforming undersized lot, the variances requested will not be a detriment.

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

(10) **Resolution** (9:42) (*Out of Sequence from Meeting Agenda*)

Jennifer & Joseph Clark / Application No. 19-05Z

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.

(11) **Old Business** – None.

(12) **New Business** – None.

(13) **Adjournment** – The Regular Meeting was adjourned at 9:45 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.