



# TOWNSHIP OF LONG HILL

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

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**ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING / HEARING AGENDA  
VIA VIDEO CONFERENCE CALL  
November 16, 2021 – 7:30 PM**

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**PUBLIC ACCESS:**

**When: Nov 16, 2021 07:30 PM Eastern Time (US and Canada)  
Topic: ZONING BOARD MEETING/HEARING**

**Please click the link below to join the webinar:**

**<https://us02web.zoom.us/j/83210316209?pwd=YW9oUFZYQ2RHR0RIQ2dxdWhMQkVLOT09>**

**Passcode: 512049**

**Or One tap mobile :**

**US: +13126266799,,83210316209#,,,,\*512049# or +19292056099,,83210316209#,,,,\*512049#**

**Or Telephone:**

**Dial(for higher quality, dial a number based on your current location):**

**US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900  
6833 or +1 253 215 8782**

**Webinar ID: 832 1031 6209**

**Passcode: 512049**

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**(1) CALL TO ORDER AND STATEMENT OF COMPLIANCE**

Adequate notice of this meeting has been provided by posting a copy of the public meeting dates on the municipal bulletin board and website, by sending a copy to the Echoes-Sentinel and Courier News newspapers and by filing a copy with the Municipal Clerk.

**(2) STANDARD BOARD PROCEDURES**

Any hearing conducted by the Board is a quasi-judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision, and decorum appropriate to a judicial hearing must be maintained at all times.

**(3) MEETING CUT-OFF**

Announcement is made that, as a matter of procedure, it is the intention of the Zoning Board of Adjustment not to continue any matter past 10:30 PM at any Regular or Special Meeting of the Board unless a motion is passed by the members then present to extend the meeting to a later specified cut-off time.

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- (4) **PLEDGE OF ALLEGIANCE**
- (5) **ROLL CALL**
- (6) **MEETING MINUTES** – November 2, 2021
- (7) **RESOLUTION** – Benjamin Alleman / Application No. 21-14Z
- (8) **APPLICATIONS** –

*Use Variance*

*(Carried from 5/4/21, 5/18/21, 7/6/21, 9/7/21 & 10/5/21)*

Block 11606 / Lots 17 & 18  
224-226 & 230 Main Avenue  
Application No. 21-03Z  
224230 MAINST, LLC

Applicant proposed to merge the existing two (2) lots and construct a two (2) story residential apartment building consisting of six (6) units on the ground floor and five (5) units on the second floor. The Applicant is currently bifurcating the site plan approval and seeking only the required use variances at this time.

*Use Variance (Carried from 10/19/21 – re-notice required)*

Block 10801 / Lot 1.01 / Zone B-1-20  
645 Valley Road  
Application No. 21-07Z  
DOAR, LLC (Ancona Bistro)

Applicant proposes to construct 2 residential apartments and an office above an existing single story restaurant, and to modify the existing outdoor patio area.

- (9) **OLD BUSINESS / NEW BUSINESS**

➤ Special Meeting Dates for December 2021

- (10) **ADJOURNMENT**

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*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.*