



**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/HEARING  
March 16, 2021**

---

The Long Hill Zoning Board of Adjustment met for a Regular Meeting/Hearing via online virtual meeting format using Zoom Webinar.

*At 7:33 pm, Chairman Gerecht made the following announcements:*

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

Present:	Ed Gerecht, Chairman	Absent/Excused:	Mike Pesce (Alt. #1)
	Brian Johnson, Vice Chairman		
	Jerry Aroneo		
	Gary Gianakis		
	Tom Grosskopf		
	Mike Malloy		
	Jonathan Rosenberg		
	Scott Hain (Alt. #2)		
	Debra Coonce, Board Secretary		
	Jolanta Maziarz, Esq., Board Attorney		
	Elizabeth Leheny, Board Planner		
	Richard Keller, Board Engineer		
  
- (6) **Meeting Minutes** – Upon motion made and seconded, the meeting minutes of March 2, 2021 were accepted as presented.
  
- (7) **Resolutions** –  

The following resolutions will be carried to the Board’s next meeting on April 6, 2021:

  - Jonathan Rocker / 44 Plainfield Road / Application No. 2020-02Z
  - Walter Thievon / 62 Central Avenue / Application No. 2020-08Z

**(8) Application –**

***Minor Subdivision***

Block 14204 / Lot 71 / Zone C

1292 Long Hill Road

Application No. 2020-11Z

Missionary Servants of the Most Holy Trinity

Applicant proposes to subdivide the property such as to create two (2) single family residential lots fronting on Pleasant Plains Road and to maintain the Trinity House on the remaining 3.18 acre conforming lot.

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

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

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

Father Dennis Berry, as Applicant Representative

William Hollows, as Engineer

A colorized version of sheet 3 of the site plans was submitted and marked as Exhibit A-1.

An area map was submitted and marked as Exhibit A-2.

Members of the public with questions the Applicant and their witnesses:

Keith & Jeannine Feinstein, of Stirling

John Ravalli, of Stirling

Jesepe & Maria Fazarigi, of Stirling

Robert & Jackie Touzeau, of Stirling

Timothy Markham, of Stirling

Dustin Downs, of Stirling

***The Board was in recess from 9:01 pm to 9:08 pm.***

Members of the public with comments for the Applicant:

Jeannine Feinstein, of Stirling

Victor Verlezza, of Stirling

Jesepe Fazarigi, of Stirling

***Upon motion made and seconded, the Board extended the hearing to 10:45 pm.***

***Upon motion made and seconded, the Board extended the hearing to 11:00 pm.***

***Upon motion made and seconded, the Board extended the hearing to 11:10 pm.***

During discussion, the Board thanked the Applicant for their presentation and also thanked members of the public for sharing their concerns. The Board was in agreement that any drainage issues would be addressed accordingly, as the state and local requirements have been updated within the past year and will be thoroughly reviewed prior to any permits being issued. Additionally, the Board agreed the proposed new lots are well suited for single family homes, thus being a good use of the land and providing benefits that outweigh any detriments.

The Board agreed to vote on the “c” & “d” variances separately.

**D Variance** – Upon motion made by Mr. Aroneo and seconded by Vice Chairman Johnson, the “d” variance of the application was approved with conditions subject to a memorializing resolution by the unanimous votes of Mr. Aroneo, Vice Chairman Johnson, Mr. Gianakis, Mr. Grosskopf, Mr. Malloy, Mr. Rosenberg and Chairman Gerecht; they being all members present and eligible to vote.

**C Variance** – Upon motion made by Mr. Grosskopf and seconded by Mr. Aroneo, the “c” variance of the application was approved with conditions subject to a memorializing resolution by the unanimous votes of Mr. Grosskopf, Mr. Aroneo, Mr. Gianakis, Mr. Grosskopf, Mr. Malloy, Mr. Rosenberg and Chairman Gerecht; they being all members present and eligible to vote. Vice Chairman Johnson voted against granting the “c” variance.

(9) **Old Business/New Business** – None.

(10) **Adjournment** – The Regular Meeting/Hearing was adjourned at 11:08 pm.

Respectfully submitted,



Debra Coonce  
Zoning Board Secretary  
Planning & Zoning Board Coordinator

---

*Videos of Planning Board meeting(s) are available on the Township website. 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.*