



**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**  
**April 20, 2021**

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

*At 7:34 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) **Oath of Office** – The Oath of Office was administered by Board Attorney Maziarz to Jill Robertson as Board Member Alternate #2 with a term to expire 12/31/21.
  
- (6) **Roll Call** – Board Secretary Coonce called the roll:

Present:	Ed Gerecht, Chairman Brian Johnson, Vice Chairman Gary Gianakis * Tom Grosskopf Mike Malloy Jonathan Rosenberg Jill Robertson (Alt. #2) Debra Coonce, Board Secretary Jolanta Maziarz, Esq., Board Attorney Elizabeth Leheny, Board Planner Richard Keller, Board Engineer	Absent/Excused:	Jerry Aroneo Scott Hain (Alt. #1)
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\*Mr. Gianakis joined the meeting at 7:46 pm.

- (7) **Meeting Minutes** – Upon motion made and seconded, the meeting minutes of March 16, 2021 and April 6, 2021 were accepted as presented.
  
- (8) **Application** –

***Extension Request to File Subdivision Deed (No Public Notifications Required)***

Block 11204 / Lots 10 & 11

834-840 Valley Road

Application No. 19-12Z

Mark & Pamela Ierubino/PAM, LLC

Paul Mitchell, Esq. appeared on behalf of the Applicant.

Attorney Mitchell explained to the Board that due to the intensity of the past year in real estate transactions the deed for the approved subdivision was not filed with the 120-day allotted timeframe, and the Applicant requests an extension of four (4) months.

During discussion, the Board agreed to extend the timeframe to August 11, 2021.

Upon motion made by Vice Chairman Johnson and seconded by Mr. Rosenberg, the extension request was approved subject to a memorializing resolution by the unanimous votes of Vice Chairman Johnson, Mr. Rosenberg, Mr. Grosskopf, Mr. Malloy and Chairman Gerecht; they being all members present and eligible to vote.

**(9) Annual Report**

During discussion, Members of the Board and the Board professionals reviewed the proposed draft of the Annual Report. The Board briefly discussed adding suggestions for changes in the signage ordinances specifically around gas stations. After discussion, the Board professionals agreed to review their proposed suggestions and provide revisions accordingly. The Board will review the revisions on Tuesday, May 18, 2021.

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

**(11) Adjournment – The Regular Meeting/Hearing was adjourned at 9:15 pm.**

Respectfully submitted,



Debra Coonce

Zoning Board Secretary

Planning & Zoning Board Coordinator