



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

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ZONING BOARD OF ADJUSTMENT
MINUTES OF THE REGULAR MEETING / HEARING
July 6, 2021

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 7:37 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 Counce called the roll:

Present:	Absent/Excused:
Ed Gerecht, Chairman	Brian Johnson, Vice Chairman
Tom Grosskopf	Jerry Aroneo
Mike Malloy	Gary Gianakis
Jonathan Rosenberg	Richard Keller, Board Engineer
Scott Hain (Alt. #1)	
Jill Robertson (Alt. #2)	
Debra Counce, Board Secretary	
Jolanta Maziarz, Esq., Board Attorney	
Elizabeth Leheny, Board Planner	

- (6) **Meeting Minutes** –

Upon motion made and seconded, the Board unanimously approved the Meeting Minutes of May 18, 2021, June 1, 2021 and June 15, 2021 as presented.

- (7) **Applications** –

Use Variance (Carried from 5/4/21 & 5/18/21 – To be carried to 9/7/21)
Block 11606 / Lots 17 & 18
224-226 & 230 Main Avenue
Application Number 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.

Upon agreement and upon motion made and seconded, the application was carried to 9/7/21 with no further notification required by the Applicant.

Request for Extension – Bulk Variances

Block 12402 / Lot 8 / Zone R-3

00 Oaks Road

Application No. 19-10Z

00 Oaks Road, LLC

Joshua Koodray, Esq. appeared on behalf of the Applicant.

Attorney Koodray stated to the Board the required extension is due to hardships associated his client's health and the previous year's Covid-19 pandemic.

Upon motion made by Mr. Rosenberg and seconded by Mr. Malloy, the resolution was unanimously extended for a period of one (1) year by the votes of Mr. Rosenberg, Mr. Malloy, Mr. Grosskopf, Mr. Hain, Ms. Robertson and Chairman Gerecht; they being all members present and eligible to vote.

Preliminary & Final Site Plan with Use Variance

Block 1398 / Lot 15.01 / Zone Conservation

PSE&G Tower Location off Long Hill Road

Application No. 21-10Z

New Cingular Wireless PCS, LLC (AT&T)

Application proposes to install temporary ballast mounted equipment on the property for use during the PSE&G tower replacement project.

Christopher Quinn, Esq. appeared on behalf of the Applicant.

Board Planner Leheny was sworn in to offer testimony on behalf of the Township.

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

Alec Norris, as Engineer

Members of the public with questions for the Applicant:

Joe Kilroy, of Gillette

Larry Fast, of Gillette

During discussion, the Board agreed the variances requested are consistent with the variances granted for the T-Mobile application previously this year, and further noted these variances are due to the PSE&G monopole replacement project and would cause no detriment to the neighborhood.

Upon motion made by Mr. Malloy and seconded by Mr. Grosskopf, the application was approved with conditions subject to a memorializing resolution by the votes of Mr. Malloy, Mr. Grosskopf, Mr. Rosenberg, Mr. Hain, Ms. Robertson and Chairman Gerecht; they being all members present and eligible to vote.

(8) **Old Business/New Business** –

Chairman Gerecht asked Secretary Coonce to provide an update regarding the Board's meeting schedule.

(9) **Adjournment** – The Regular Meeting/Hearing was adjourned at 8:14 pm.

Respectfully submitted,



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.