



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/HEARING
February 1, 2022

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

At 7:30 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 Warner to Jessica Brennan, Alternate Member #2 with a term expiring 12/31/23.

(6) **Roll Call** – Board Secretary Coonce called the roll:

Present:	Ed Gerecht, Chairman	Absent/Excused:	Gary Gianakis
	Brian Johnson, Vice Chairman		Jonathan Rosenberg
	Jerry Aroneo *		
	Tom Grosskopf		
	Scott Hain		
	Ben Lindeman (Alt. #1)		
	Jessica Brennan (Alt. #2)		
	Debra Coonce, Board Secretary		
	Steven Warner, Esq., Board Attorney		
	John Kaplan, Esq., Board Attorney		
	Samantha Anello, Board Engineer		
	Elizabeth Leheny, Board Planner		

*Mr. Aroneo joined the meeting at 7:38 pm.

(7) **Resolutions** –

224230 MAINST, LLC / Application No. 21-03Z

Upon agreement with the Applicant in order to further review the draft resolution, the resolution will be carried to the Board's next meeting on February 15, 2022.

New Cingular Wireless PCS, LLC (AT&T) / Application No. 21-21Z

Upon motion made by Mr. Grosskopf and seconded by Mr. Hain, the resolution was memorialized by the unanimous votes of Mr. Grosskopf, Mr. Hain and Chairman Gerecht; they being all members present and eligible to vote.

T-Mobile Northeast LLC / Application No. 21-22Z

Upon motion made by Mr. Hain and seconded by Mr. Grosskopf, the resolution was memorialized by the unanimous votes of Mr. Hain, Mr. Grosskopf and Chairman Gerecht; they being all members present and eligible to vote.

(8) Application –

Major Preliminary & Final Site Plan

Block 10515 / Lot 7 / Zone B-D

44 Plainfield Road

Application No. 21-13Z

Jonathan Rocker

Applicant proposed to construct a three-story mixed use building to include 1,900 SF of retail on the first floor and 24 residential units on the second and third floors.

Jeffrey Lehrer, Esq. appeared on behalf of the Applicant.

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

Witnesses sworn in to testify on behalf of the Applicant:
Catherine Mueller, as Engineer

Jordan Friedman, Esq. appeared as an objector to the application representing Terrance Golden of 24/26 Metzler Place and 4 Walnut Avenue.

Members of the public with questions for the Applicant:
Linda Parisi, of Gillette

A colorized landscape rendering site plans was submitted and marked as Exhibit A-1.

A truck turning site plan was submitted and marked as Exhibit A-2.

A porous pavement site plan was submitted and marked as Exhibit A-3.

The Board was in recess from 9:06 pm to 9:16 pm.

Upon agreement and upon motion made and seconded, the application was carried to February 15, 2022 with no further notice required by the Applicant.

(9) Old Business/New Business – None.

(10) Adjournment – The Regular Meeting/Hearing was adjourned at 10:31 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.