



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS

Gillette, Homestead Park, Meyersville, Millington, Stirling

TOWNSHIP OFFICES
915 Valley Road
Gillette, NJ 07933
(908) 647-8000
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ZONING BOARD OF ADJUSTMENT REGULAR MEETING / HEARING AGENDA May 16, 2023 – 7:30 PM

The Meeting/Hearing will be conducted at the Long Hill Township Municipal Court located at 915 Valley Road, Gillette, New Jersey.

To watch live on LHTV visit:

Comcast channel 29, Verizon channel 38, Verizon channel 2137 (HD)

To stream live on the Township Website:

<http://longhillnj.gov/LHT-TV.html>

(1) CALL TO ORDER AND STATEMENT OF COMPLIANCE

Adequate notice of this meeting/hearing has been provided by posting a copy of the public meeting/hearing 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/Hearing of the Board unless a motion is passed by the members then present to extend the meeting/hearing to a later specified cut-off time.

(4) ELECTRONIC DEVICES

All in attendance are asked to mute cell phones or any electronic devices as to not interrupt the proceedings.

(5) PLEDGE OF ALLEGIANCE

(6) ROLL CALL

(7) MEETING MINUTES – May 2, 2023

(8) BOARD APPOINTMENT RESOLUTION – Resolution 2023-12-ZB Attached

The Board will appoint a professional planner to provide consulting services to the Board regarding the application filed by CSH Long Hill, LLC identified as application number 22-06Z.

(9) APPLICATIONS –

Use Variance / Major Site Plan Application

(Carried from 3/7/23 & 4/18/23; to be carried to 5/30/23)

Block 10601 / Lot(s) 5 & 6 / Zone B-D

1031 Valley Road

Application No. 22-13Z

HAZA Bell of Northeast, LLC

Applicant proposes to develop a Taco Bell Restaurant with drive-thru facilities.

Use Variance / Major Site Plan Application

(Carried from 5/2/23; to be carried to 6/20/23)

Block 11301 & 11401 / Lot(s) 4 & 23 / Zone B-D & C

Valley Road

Application No. 22-06Z

CSH Long Hill, LLC c/o Calli Law, LLC

Applicant proposes to develop an eighty-seven (87) unit / one hundred (100) bed assisted living residence.

Bulk Variances

Block 13702 / Lot 20 / Zone R-3

142 Long Hill Road

Application No. 23-04Z

Chris & Dawn Brindle

Applicant proposes as second story addition to a single-family residence.

Bulk Variances

Block 12805 / Lot 11 / Zone R-2

90 Dogwood Terrace

Application No. 23-03Z

Samantha Good

Applicant proposes an addition and in-ground pool to the rear yard of a single-family residence.

(10) OLD BUSINESS / NEW BUSINESS

(11) ADJOURNMENT

Videos of Planning Board meetings/hearings are available on the Township website at www.longhillnj.gov. 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.

**TOWNSHIP OF LONG HILL
ZONING BOARD OF ADJUSTMENT
RESOLUTION 2023-12-ZB**

**Board Action: May 16, 2023
Memorialization: May 16, 2023**

RESOLUTION

WHEREAS, the Zoning Board of Adjustment of the Township of Long Hill (the “Board”) requires the professional planning services of Bright View Engineering, LLC, same having a business address of 5 Pitcairn Drive, Roseland, New Jersey, to provide consulting services to the Board regarding the application filed by CSH Long Hill, LLC (the “Applicant”), identified by Application No. 22-06Z; and

WHEREAS, Section 5 of the Local Public Contracts Law (N.J.S.A. 40A:11-1, et. seq.) allows the awarding of a contract without public advertising for bids and, instead, permits the awarding of such a contract by resolution; and

WHEREAS, fees for services shall be billed at a rate of \$170.00/hour and shall be paid solely out of the escrow account established by the Applicant, only to the extent adequate funds exist in said accounts; and

WHEREAS, in the event adequate funds do not exist in the Board’s escrow account at the time an invoice is submitted, fees for services shall be paid when the escrow account is replenished with adequate funds.

NOW, THEREFORE, BE IT RESOLVED, by the Board as follows:

1. The Chairman of the Board is hereby authorized and directed to execute an agreement with Bright View Engineering, LLC, specifically designating the firm of Bright View Engineering, LLC as the consulting planner for the application of CSH Long Hill, LLC, identified by Application No. 22-06Z, in accordance with a professional services contract, same to be drafted and executed in a timely fashion.

2. This contract is awarded without competitive bidding as a “Professional Service” under the provisions of the Local Public Contracts Law in accordance with N.J.S.A. 40A:11-5, which allows such work to be performed without advertising for bids because the services in question are of a specialized, technical and professional nature, not reasonably capable of being reduced to specification.

3. A notice of the award of this contract shall be published as required by law within ten (10) days of its passage and shall be on file, available for public inspection, in the office of the Secretary of the Zoning Board of Adjustment of the Township of Long Hill; and

BE IT FURTHER RESOLVED, that a Motion was made by Board Member _____ and seconded by Board Member _____ to APPROVE the Resolution, as set forth herein; and

BE IT FURTHER RESOLVED, that this Resolution, adopted on May 16, 2023, memorializes the action of the Board taken on May 16, 2023 with the following vote:

VOTE ON RESOLUTION					
MEMBER	YES	NO	NOT ELIGIBLE	ABSTAINED	ABSENT
CHAIRMAN GERECHT					
VICE CHAIRMAN GROSSKOPF					
ARONEO					
BRENNAN					
GIANAKIS					
HAIN					
ROSENBERG					
FLATLEY – ALT 1					
OPALKA – ALT 2					

I hereby certify this to be a true copy of the Resolution adopted on May 16, 2023.

 Debra Coonce,
 Board Secretary