



**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**  
**April 18, 2023**

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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. The Meeting was also available on LHTV and on the Township website.

*At 7:35 pm, Chairman Gerecht made the following announcements:*

- (1) **Call to Order and Statement of Compliance**
- (2) **Standard Board Procedures**
- (3) **Meeting Cut-Off**
- (4) **Electronic Devices**

(5) **Pledge of Allegiance** – Recited by all in attendance

**Oath of Office (Added to Agenda)**

The Oath of Office was administered by Board Attorney Warner to Tony Opalka as Alternate Member #2 with a term expiring on December 31, 2023.

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

Present:	Ed Gerecht, Chairman	Excused:	Vice Chairman, Tom Grosskopf
	Jerry Aroneo		Jessica Brennan
	Gary Gianakis		
	Scott Hain		
	Jonathan Rosenberg		
	Thomas Flatley (Alt. #1)		
	Tony Opalka (Alt. #2)		
	Debra Coonce, Board Secretary		
	Steven Warner, Esq. Board Attorney		
	Christopher Sobieski, Esq., Board Attorney		
	Joseph Vuich, Board Engineer		
	Elizabeth Leheny, Board Planner		
	Joseph Fishinger, Board Traffic Engineer		

(7) **Meeting Minutes** –

Upon motion made and seconded, the Meeting Minutes of March 21, 2023 were approved as presented.

(8) **Applications** –

*Use Variance / Major Site Plan Application (Carried from March 7, 2023)*

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.

Board Engineer Vuich, Board Planner Leheny and Board Traffic Engineer Fishinger were sworn in to offer testimony on behalf of the Township.

John Wyciskala, Esq. appeared on behalf of the Applicant.

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

Robert Delia, as Applicant

James Thaon, as Engineer

An aerial photo was submitted and marked as Exhibit A-1.

A colorized rendering of sheet C-301 was submitted and marked as Exhibit A-2.

No members of the public were present with questions for the Applicant.

***The Board was in recess from 9:41 pm to 9:55pm.***

Upon agreement and upon motion made and seconded, the application was carried to May 16, 2023 with no further notice required by the Applicant.

(9) **Old/New Business** – None.

(10) **Adjournment** – The Regular Meeting/Hearing was adjourned at 10:24 pm.

Respectfully submitted,



Debra Coonce

Zoning Board Secretary

Planning & Zoning Coordinator

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Videos of Planning Board meetings/hearings are available on the Township website at [www.longhillnj.gov](http://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.