



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

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ZONING BOARD OF ADJUSTMENT
MINUTES OF THE SPECIAL MEETING / HEARING
July 25, 2023

The Long Hill Zoning Board of Adjustment met for a Special 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.

- (6) **Roll Call** – Board Secretary Coonce called the roll:
Present: Ed Gerecht, Chairman Absent/Excused: Jerry Aroneo
Tom Grosskopf, Vice Chairman Jonathan Rosenberg
Jessica Brennan Thomas Flatley (Alt. #1)
Gary Gianakis Steven Warner, Esq. Board Attorney
Scott Hain Elizabeth Leheny, Board Planner
Tony Opalka (Alt. #2)
Debra Coonce, Board Secretary
Christopher Sobieski, Esq.
Joseph Vuich, Board Engineer
Dave Roberts, Conflict Board Planner
John Jarr, Board Traffic Engineer

- (7) **Meeting Minutes** –
Upon motion made and seconded, the Meeting Minutes of July 11, 2023 and June 6, 2023 were approved as presented.

- (8) **Resolution** –
The Stirling Fountain / Application No. 23-05Z
Upon motion made by Ms. Brennan and seconded by Vice Chairman Grosskopf, the resolution was memorialized by the unanimous votes of Ms. Brennan, Vice Chairman Grosskopf, Mr. Gianakis, Mr. Hain and Chairman Gerecht; they being all members present and eligible to vote.

(9) **Applications** –

Minor Site Plan Application

Block 10501 / Lot 1 / Zone PSO

1153 Valley Road

Application No. 23-06Z

Signs CAD Corp. d/b/a CAD Signs for Citizens Bank

Applicant proposes an additional LED lit box wall sign to be mounted on the East/corner façade of the building facing Poplar Drive.

Michael Sheridan, Esq. appeared on behalf of the Applicant.

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

Paul Ricci, as Planner

Gorge Arieta, as CAD Signs Representative

During discussion, the Board agreed the additional sign is appropriate for advertising the bank and the benefits outweigh any detriments.

Upon motion made by Ms. Brennan and seconded by Mr. Opalka, the application was approved subject to a memorializing resolution by the unanimous votes of Ms. Brennan, Mr. Opalka, Mr. Gianakis, Mr. Hain, Vice Chairman Grosskopf and Chairman Gerecht; they being all members present and eligible to vote.

Use Variance / Major Site Plan Application (Carried from 5/2/23, 5/16/23 & 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.

Board Engineer Vuich, Board Planner Roberts and Board Traffic Engineer Jarr remain sworn in to offer testimony on behalf of the Township.

Lawrence Calli, Esq. appeared on behalf of the Applicant.

Arthur Neiss, Esq. that had previously appeared as the objecting attorney with Stirling SL Urban Renewal, LLC and/or Marsh Development submitted a letter to the Board dated July 24, 2023 and marked as Exhibit A-4 noting his client has elected to discontinue its participation in this matter and will not be appearing at future hearings on the matter.

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

Joe McElwee, as Applicant

Daniel Sehnal, as Engineer

David Schropshire, as Traffic Engineer

Mark Kuberski, as Architect

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

John McDonough, as Planner

A set of aerial photographs were submitted and marked as Exhibit A-5.

A colorized elevation sheet was submitted and marked as Exhibit A-6.

Area/building photos within the Township were submitted and marked as Exhibit A-7.

The Board was in recess from 9:08 pm to 9:16 pm.

During discussion, several of the Board members noted the Applicant did an excellent job laying out the benefits of the use and the need the project will fulfill for the Township and community. As the property is well suited for the use, the Board further appreciated the nice architecture, and noted that due to the topography constraints, the setback for the building is good in order to accommodate the height variance. Overall, the Board agreed the benefits outweigh any detriments.

Upon motion made by Vice Chairman Grosskopf and seconded by Ms. Brennan, the application was approved with conditions subject to a memorializing resolution by the votes of Vice Chairman Grosskopf, Ms. Brennan, Mr. Gianakis, Mr. Opalka and Chairman Gerecht; they being all members present and eligible to vote. Mr. Hain voted against the application.

(10) **Old/New Business** – Board Secretary Coonce addressed the Board’s upcoming meeting dates.

(11) **Adjournment** – The Regular Meeting/Hearing was adjourned at 10:05 pm.

Respectfully submitted,



Debra Coonce
Zoning Board Secretary
Planning & Zoning Coordinator

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.