



**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**  
**September 19, 2023**

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The Long Hill Zoning Board of Adjustment met for a Regular Meeting 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 7:31 pm, Chairman Gerecht made the following announcements:*

- (1) **Call to Order and Statement of Compliance**
- (2) **Electronic Devices**
  
- (3) **Pledge of Allegiance** – Recited by all in attendance.
  
- (4) **Roll Call** – Board Secretary Coonce called the roll:  
Present: Ed Gerecht, Chairman                      Excused: Jessica Brennan  
              Tom Grosskopf, Vice Chairman            Jonathan Rosenberg  
              Jerry Aroneo                                    Tony Opalka (Alt. #1)  
              Thomas Flatley                                Steven Warner, Esq. Board Attorney  
              Gary Gianakis                                  Joseph Vuich, Board Engineer  
              Randall Watts (Alt. #2)                    Elizabeth Leheny, Board Planner  
              Debra Coonce, Board Secretary
  
- (5) **Meeting Minutes**  
Upon motion made and seconded, the meeting minutes of July 25, 2023 and August 15, 2023 were approved as presented.
  
- (6) **Oath of Office**  
The oath of office was administered by Chairman Gerecht to new appointee, Randall Watts as Alternate Member #2 with a term expiring 12/31/23.
  
- (7) **Resolutions**  
***CSH Long Hill, LLC c/o Calli Law, LLC / Application no. 22-06Z***  
Upon motion made by Vice Chairman Grosskopf and seconded by Mr. Gianakis, the resolution was memorialized by the unanimous votes of Vice Chairman Grosskopf, Mr. Gianakis and Chairman Gerecht; they being all members present and eligible to vote.

***DOAR LLC (Ancona Bistro) Amendment / Application no. 21-07Z***

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

**(8) Old/New Business**

Board Secretary Coonce noted the draft 2024 Meeting dates were distributed to all members of the Board ahead of the 2024 reorganization meeting.

**(9) Adjournment** – The Regular Meeting was adjourned at 8:07 pm.

Respectfully submitted,



Debra Coonce  
Zoning Board Secretary  
Planning & Zoning Coordinator