



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 June 18, 2024 – 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 21, 2024

(8) **RESOLUTIONS** –

- Brendan Conforti & Betty Llamas / Application No. 24-01Z
- SF Holdings, LLC / Application No. 24-02Z
- CPM Associates aka The Uncommon Thread / Application No. 24-03Z
- GSD Estates LLC / Application No. 24-04Z
- Steven & Kathleen Genyk / Application No. 24-07Z

(9) **APPLICATIONS** –

Site Plan & Use Variance (Carried from 4/2/24, 4/16/24, 5/7/24 & 6/4/24)

Block 12302 / Lot 11 / Zone M

1893 Long Hill Road

Application No. 24-06Z

Dronron LLC

Applicant proposes to add an addition on the existing building and a new 32' x 40' pole barn behind the existing building.

Use Variance (Carried from 6/4/24)

Block 10601 / Lot 8 / Zone PSO

977 Valley Road

Application No. 24-08Z

RDoggies Inc.

Applicant proposes a new retail store for pets, dog day care and training to include an 1,800 SF outdoor pet relief area in the rear of the building.

(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.