



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

TOWNSHIP OFFICES;  
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**ZONING BOARD OF ADJUSTMENT**  
**MINUTES OF THE REGULAR MEETING / HEARING**  
**March 19, 2024**

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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/Hearing was also available on LHTV and on the Township website.

*At 7:36 pm, Vice Chairman Grosskopf 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 Counce called the roll:  
Present: Ed Gerecht, Chairman                      Absent/Excused: Jessica Brennan  
Tom Grosskopf, Vice Chairman                      Jonathan Rosenberg  
Jerry Aroneo                                              Randall Watts (Alt. #1)  
Thomas Flatley                                              Meredith Crawford Collins (Alt. #2)  
Gary Gianakis  
Debra Counce, Board Secretary  
Steven Warner, Esq. Board Attorney  
Elizabeth Leheny, Board Planner  
Joseph Vuich, Board Engineer
  
- (7) **Meeting Minutes**  
Upon motion made and seconded by the Board members eligible to vote, the Meeting Minutes for February 6, 2024, February 20, 2024 and March 5, 2024 were approved as presented,
  
- (8) **Applications**  
***Bulk Variances***  
Block 11106 / Lot 5 / Zone R-3  
87 Lackawanna Blvd.  
Application No. 23-13Z  
Michael Reilly  
Applicant proposes to construct a deck to the rear of a single-family residence.  
Board Engineer Vuich and Board Planner Leheny were sworn in to offer testimony on behalf of the Township.  
Michael Reilly was sworn in to offer testimony.

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

During discussion, the Board agreed the variances requested are due to the existing non-conforming size of the property, therefore the benefits outweigh any detriments.

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

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***Minor Subdivision & Use Variance***

Block 14701 / Lots 35.01 & 79 / Zone C

651 White Bridge Road

Application No. 23-08Z

Estate of David Major c/o Wojciak, Trustee

Applicant proposes to reconfigure/relocate the current lot line between the two lots.

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

Susan Rubright, Esq. appeared on behalf of the Applicant.

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

J. Peter Borbas, as Surveyor and Professional Planner

Frances Stella, Esq., Environmental Attorney

Robert Centamore, as Co-Applicant

A site plan rendering/aerial map was submitted and marked as Exhibit A-1.

A larger scale site plan rendering was submitted and marked as Exhibit A-2.

No members of the Public that were present with questions or comments for the Applicant.

***The Board was in recess from 9:37 pm to 9:48 pm.***

***Upon motion made and seconded, the Board extended the Meeting/Hearing until 10:45 pm.***

***Upon motion made and seconded, the Board extended the Meeting/Hearing until 11:00 pm.***

During discussion, in addition to noting the unusual circumstances regarding the subdivision/lot line adjustment request, the Board agreed that allowing the subdivision/lot line adjustment for the superfund site is most beneficial to the Applicant(s) and the Township as Mr. Centamore has been the responsible party for maintaining the landscaping within the superfund site itself. The Board agreed to grant the variances requested and subdivision/lot line adjustment as the benefits outweigh any detriments.

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

(9) **Old/New Business** – None.

(10) **Adjournment** – The Regular Meeting/Hearing was adjourned at 10:56 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.*