



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

TOWNSHIP OFFICES;
915 Valley Road
Gillette, NJ 07933
(908)647-8000
FAX (908) 647-4150

ZONING BOARD OF ADJUSTMENT
MINUTES OF THE REGULAR MEETING / HEARING
May 21, 2024

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 7:33 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	Excused:	Jerry Aroneo
	Tom Grosskopf, Vice Chairman		Jessica Brennan
	Thomas Flatley		Jonathan Rosenberg
	Gary Gianakis		Steven Warner, Esq. Board Attorney
	Randall Watts (Alt. #1)		
	Meredith Crawford Collins (Alt. #2)		
	Debra Coonce, Board Secretary		
	Chris Sobieski, Esq. Board Attorney		
	Elizabeth Leheny, Board Planner		
	Joseph Vuich, Board Engineer		

(7) **Meeting Minutes**

Upon motion made and seconded, the Meeting Minutes for April 16, 2024 and May 7, 2024 were approved as presented.

(8) **Applications**

Bulk Variances

Block 14206 / Lot 1 / Zone R-2

151 Forest Drive

Application No. 24-07Z

Steven & Kathleen Genyk

Applicant proposes to replace a deck in the rear of a single-family residence.

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

Steven and Kathleen Genyk were sworn in to offer testimony.

Construction plans for the deck dated 3/30/24 were submitted and marked as Exhibit A-1.

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

During discussion, the Board agreed the application is a great application and as the existing deck creates a safety hazard, the variances requested are to be considered beneficial to the property thus outweighing any detriments.

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

Bulk & Height Use Variances

Block 14001 / Lot 25 / Zone R-3

837 Meyersville Road

Application No. 24-02Z

SF Holdings, LLC

Applicant proposes to construct a new single-family residence, pool, pool house and sport court.

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

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

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

Eric Wilson, as Engineer

Fuquan Bilal, as Applicant

Ayman Sedra, as Architect

The Board was in recess from 9:05 pm to 9:11 pm.

A rendering of the house and pool house was submitted and marked as Exhibit A-1.

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

During discussion, the Board agreed the application is a well prepared application and the variances requested are due to the existing critical areas on the property, therefore the benefits outweigh any detriments.

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

Minor Site Plan (Carried from 5/7/24)

Block 13006 / Lot 14.01 / Zone O

331 Elm Street

Application No. 24-03Z

CPM Associates, LLC aka The Uncommon Thread

Applicant proposes to expand the existing parking lot and create a new playground area.

Chairman Gerecht recused himself from the application and left the meeting at 9:46 pm.

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

Frederick Zelle, Esq. appeared on behalf of the Applicant.

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

Greg Carr, as Applicant

Bill Hollows, as Engineer

A colorized site plan of sheet 2 / existing conditions was submitted and marked as Exhibit A-1.

A lay out plan of the property for the previous approval dated October 2004 was submitted and marked as Exhibit A-2.

A colorized site plan of sheet 3 / proposed conditions was submitted and marked as Exhibit A-3.

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

Upon motion made and seconded, the Board extended the meeting to 10:40 pm.

During discussion, the Board agreed the application is a great application and the variances requested to create a playground area are beneficial to the use of the school for autistic children therefore the benefits outweigh any detriments.

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

(9) **Old/New Business** – None.

(10) **Adjournment** – The Regular Meeting/Hearing was adjourned at 10:35 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.