



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 / HEARING June 18, 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 7:35 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 Coonce called the roll:
Present: Ed Gerecht, Chairman * Excused: Jonathan Rosenberg
Tom Grosskopf, Vice Chairman Steven Warner, Esq. Board Attorney
Jerry Aroneo
Jessica Brennan
Thomas Flatley
Gary Gianakis **
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

* Chairman Gerecht joined the meeting at 9:07 pm.
** Mr. Gianakis joined the meeting at 9:07 pm.

- (7) **Meeting Minutes**
Upon motion made and seconded, the Meeting Minutes for May 21, 2024 were approved as presented.

- (8) **Resolutions**
The following resolution were carried to the Board's next scheduled meeting on July 2, 2024:

- SF Holdings, LLC / Application No. 24-02Z
- CPM Associates aka The Uncommon Thread / Application No. 24-03Z
- Steven & Kathleen Genyk / Application No. 24-07Z

The following resolution were approved:

- ***Brendan Conforti & Betty Llamas / Application No. 24-01Z***
Upon motion made by Ms. Brennan and seconded by Mr. Aroneo, the resolution was memorialized by the unanimous votes of Ms. Brennan, Mr. Aroneo, Mr. Watts and Vice Chairman Grosskopf; they being all members present and eligible to vote.
- ***GSD Estates LLC / Application No. 24-04Z***
Upon motion made by Mr. Aroneo and seconded by Ms. Brennan, the resolution was memorialized by the unanimous votes of Mr. Aroneo, Ms. Brennan, Mr. Watts and Vice Chairman Grosskopf; they being all member present and eligible to vote.

(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.

Chairman Gerecht and Mr. Gianakis were recused from the application.

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

- Ron Sachs, as Applicant
- Cory Fernandez, as Architect
- Bill Hollows, as Engineer

Members of the public that were present and sworn in with questions or comments for the Applicant:

- Pamela Ogens, of Millington

A colorized version of sheet 2 of the site plan set dated 4/30/24 was submitted and marked as Exhibit A-1.

A colorized version of sheet 3 of the site plan set dated 4/30/24 was submitted and marked as Exhibit A-2.

During discussion, the Board agreed the application was well prepared and will be a positive change to the neighborhood. The variances requested are due to the existing critical areas/hardships of the property, therefore the benefits outweigh any detriments.

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

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

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.

Ms. Brennan was recused from the application and left the meeting/hearing at 8:55 pm.

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

Richard Scholnick, Esq. appeared on behalf of the Applicant.

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

Robert Kida, as Applicant/Owner

Dennis Deckman, as Property Manager of Valley Mall

Golda Speyer, as Planner

A colorized/detailed floor plan was submitted and marked as Exhibit A-1.

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

Members of the public with questions for the Applicant:

Pamela Ogens, of Millington

Linda Parisi, of Stirling

Upon motion made and seconded, the Board extended the meeting to 11:45 pm.

During discussion, the Board agreed the application is a great application and use for the vacant space within the Valley Mall and the variances requested to create the backyard play area are beneficial to the use of the 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, Mr. Watts, Ms. Collins 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 11:41 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.