



**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**  
**September 17, 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 7:34 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: Meredith Crawford Collins (Alt. #2)  
Tom Grosskopf, Vice Chairman                      Steven Warner, Esq. Board Attorney  
Jerry Aroneo  
Jessica Brennan  
Thomas Flatley  
Gary Gianakis  
Jonathan Rosenberg  
Randall Watts (Alt. #1)  
Debra Coonce, Board Secretary  
Chris Sobieski, Esq. Board Attorney  
Elizabeth Leheny, Board Planner  
Joseph Vuich, Board Engineer
  
- (7) **Meeting Minutes**  
The Meeting Minutes of June 18, 2024, July 2, 2024, August 20, 2024 and September 3, 2024 were carried to the Board's next meeting.
  
- (8) **Resolutions**
  - Theresa Gallo / Application No. 24-10Z – Carried to the Board's next meeting.
  - Kyle Henry / Application No. 24-13Z – Carried to the Board's next meeting.

(9) **Applications**

***Bulk Variance***

Block 10901 / Lot 17 / Zone R-4

471 Valley Road

Application No. 24-11Z

Charles Mejia

Applicant proposes to construct an addition to the rear of an existing single-family dwelling.

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

Charles and Sandra Mejia were sworn in to offer testimony.

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

During discussion, the Board agreed the application will only add value to the home and the neighborhood, therefore the Board believes the benefits outweigh any detriments.

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

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***Bulk Variance***

Block 10101 / Lot 6 / Zone R-3

131 Rolling Hill Drive

Application No. 24-14Z

Igor Shtivelman

Applicant proposes to construct a pool with patio area and outdoor accessories in the rear yard of an existing single-family dwelling.

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

Igor and Ekaterina Shtivelman were sworn in to offer testimony.

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

During discussion, the Board agreed the application will only add value to the home and the neighborhood, therefore the Board believes the benefits outweigh any detriments.

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

***The Board was in recess from 8:46 pm to 8:52 pm.***

(10) **Board Discussion of Bylaws**

Board Attorney Sobieski discussed the recent draft prepared of the updated *Rules for the Zoning Board of Adjustment*, and the Board discussed the proposed updates.

(11) **Old/New Business** – None.

(12) **Adjournment** – The Regular Meeting/Hearing was adjourned at 9:22 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.*