



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 MEETING August 7, 2018

The Township of 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.

At 8:04 pm, Acting Chairman O'Mullan made the following announcements:

- (1) **Call to Order and Statement of Compliance**
- (2) **Meeting Cut-Off**
- (3) **Electronic Devices**

- (4) **Pledge of Allegiance** – Recited by all in attendance

- (5) **Roll Call** – Secretary Coonce called the roll:

Present:	Edwin Gerecht, Jr., Chairman	Excused: Tom Grosskopf
	Michael O'Mullan, Vice Chairman	Brian Johnson
	Mike Malloy	
	Jonathan Rosenberg	Absent: Jerry Aroneo
	Gary Gianakis (Alt. #1)	
	Victor Verlezza (Alt. #2)	
	Jolanta Maziarz, Esq., Board Attorney	
	Debra Coonce, Board Secretary	
	Tom Lamanowicz, Board Eng.	
	Kevin O'Brien, Board Planner	

- (6) **Approval of Meeting Minutes (8:06)** – The Minutes of the July 17, 2018 meeting were accepted as presented. The Executive Session Minutes of the July 17, 2018 meeting were tabled until the Board's next meeting on September 4, 2018 for members to further review and make changes.

- (7) **Executive Session** – None.

- (8) **Approval of Memorializing Resolutions (8:10)**

Michael & Charlene Braverman / Application No. 18-10V

The Board Engineer noted an additional condition of approval was agreed to by the Applicant with regards to updating the property survey to notate specifically where the batting cage is located. Attorney Maziarz agreed to add the additional condition of approval.

Upon motion made by Mr. O'Mullan and seconded by Mr. Rosenberg, the board approved the memorializing resolution subject to an additional condition of approval by the unanimous votes of Mr. O'Mullan, Mr. Rosenberg, Mr. Malloy, Mr. Gianakis and Mr. Verlezza; they being all of the Members present and eligible to vote.

(9) Planning Board Presentation (Agenda Addition as of 8/7/18) (8:21)

Planning Board Member Dennis Sandow, also the Chairman of the Ordinance Review Committee (ORC), reviewed the proposed Process Improvement Ordinance prepared by the ORC which includes significant changes in proposed fees for application and escrow deposits. The purpose of the proposed changes is to improve the overall process for applicants and making sure all such procedures follow the laws of the MLUL. The ordinance will be introduced to the Township Committee on Wednesday, August 22nd, with the final reading and adoption to take place in September. Mr. Sandow noted if any of the Board members have questions or comments, they may contact him directly.

(10) Applications (8:34)

Board Engineer Tom Lemanowicz and Board Planner Kevin O'Brien were sworn in to offer testimony on behalf of the Township of Long Hill.

Variance

Block 13803 / Lot 14 / Zone R-2

114 Preston Drive, Gillette

Application No. 18-11V

United National Redevelopment Group

Applicant proposes to construct an addition/second story expansion to a single family residence.

Meredith Marcus, Esq. appeared on behalf of the Applicant.

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

Yuval Wellisch, as Architect

Nicholas Braviano, as Planner

Members of the public with questions for the Applicant:

Peter Brody, 124 Preston Drive

Omar Baig, 101 Preston Drive

Members of the public sworn in to offer statements for the Applicant:

Peter Brody, 124 Preston Drive offered Exhibit O1 for the Board

The Board was in recess from 10:18 pm to 10:27 pm.

During testimony, the Board agreed that the house as it currently sits on the property creates a hardship of an existing non-conforming condition. The Applicant's Planner Mr. Braviano reviewed the specific relief/variances required for the record. Board Planner O'Brien and Board Engineer Lemanowicz reviewed the specific conditions agreed to by the Applicant. The Board agreed that the variances requested are conforming to the neighborhood therefore having no negative impact.

Upon motion made by Vice Chairman O'Mullan and seconded by Mr. Malloy, the board approved the variances requested with conditions subject to a memorializing resolution by the unanimous votes of Vice Chairman O'Mullan, Mr. Malloy, Mr. Rosenberg, Mr. Malloy, Mr. Gianakis, Mr. Verlezza and Chairman Gerecht; they being all of the Members present and eligible to vote.

(11) **Old Business** (8:42) – Annual Report

After review of the Annual Report, upon motion made by Vice Chairman O'Mullan and seconded by Mr. Verlezza, the board approved the Annual Report to be presented to the Planning Board by the unanimous votes of Vice Chairman O'Mullan, Mr. Verlezza, Mr. Malloy, Mr. Rosenberg, Mr. Gianakis and Chairman Gerecht; they being all of the Members present and eligible to vote.

(12) **New Business** – Municipal Excess Liability (MEL) Joint Insurance Fund Proposed Joint Meeting with the Planning Board for Informational Session September 25, 2018

Board Attorney Maziarz explained to the Board members that the MEL informational session is mandatory for all Board members to take. Secretary Coonce noted that due to the Board's busy schedule, and the length of time required for the mandatory informational session that a joint meeting with the Planning Board on September 25, 2018 would be the best option for all. The Board members agreed, and directed Secretary Coonce to coordinate the joint meeting.

(13) **Public Questions / Comment Period** – None.

(14) **Adjournment** – The Regular Meeting/Hearing adjourned at 10:55 pm.

Respectfully submitted,

Debra Coonce

Debra Coonce
Zoning Board Secretary
Planning & Zoning Board Coordinator

Videos of Planning Board meeting(s) are available on the Township website at www.longhillnj.gov. Audio recordings of the meeting(s) are available for purchase by filing an OPRA (Open Public Records Act) request through the Municipal Clerk's office. 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.