

# **TOWNSHIP OF LONG HILL**

# COUNTY OF MORRIS Gillette, Homestead Park, Meversville, Millington, Stirling

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

# ZONING BOARD OF ADJUSTMENT MINUTES OF THE REORGANIZATIONAL MEETING & HEARING February 6, 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, Planning & Zoning Coordinator, Debra Coonce made the following announcements:

- (1) Call to Order and Statement of Compliance
- (2) Standard Board Procedures
- (3) Meeting Cut-Off
- (4) Electronic Devices
- (5) <u>Pledge of Allegiance</u> Recited by all in attendance
- (6) Oath of Office –

The oath of office was administered by Chris Sobieski, Esq. to the following appointees:

**Tom Grosskopf** – Term Expiring 12/31/27

Randall Watts, Alternate #1 – Term Expiring 12/31/24

Meredith Crawford Collins, Alternate #2 – Term Expiring 12/31/25

(7) Roll Call – Planning & Zoning Coordinator, Debra Coonce called the roll:

Present: Jessica Brennan Excused/Absent: Jerry Aroneo

Ed Gerecht Thomas Flatley
Gary Gianakis Steven Warner, Esq.
Tom Grosskopf Joe Vuich, Engineer

Jonathan Rosenberg Randall Watts (Alt. #1)

Meredith Crawford Collins (Alt. #2) Debra Coonce, Board Secretary

Christopher Sobieski, Esq. Elizabeth Leheny, Planner

#### (8) Election of Chairman

Upon motion made and seconded, Ed Gerecht was unanimously elected Chairman by all members present and eligible to vote to serve at the pleasure of the Board through January 21, 2025.

#### (9) Election of Vice Chairman

Upon motion made and seconded, Tom Grosskopf was unanimously elected Vice Chairman by all members present and eligible to vote to serve at the pleasure of the Board through January 21, 2025.

#### (10) **Board Appointment Resolutions** – Resolutions 2024-01-ZB through 2024-05-ZB (attached)

Upon motion made and seconded and by the unanimous votes of all members present, the following actions were taken.

- 1. Appointment of Debra Coonce as Board Secretary to serve until January 21, 2025.
- 2. Appointment of Steven K. Warner, Esq. of the firm Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A.as Board Attorney to serve at the pleasure of the Board until January 21, 2025.
- 3. Appointment of Joe Vuich with the firm of Van Cleef Engineering as Board Engineer to serve at the pleasure of the Board until January 21, 2025.
- 4. Appointment of Elizabeth Leheny with the firm of Phillips Preiss Grygiel Leheny Hughes LLC as Board Planner to serve at the pleasure of the Board until January 21, 2025.
- 5. Appointment of the firm Bright View Engineering as Board Traffic Engineer and alternate Engineer and/or Planner to serve at the pleasure of the Board through January 21, 2025.

## (11) <u>Board Procedural Resolutions</u> – Resolutions 2024-06-ZB through 2024-09-ZB (attached)

Upon motion made and seconded and by the unanimous votes of all members present, the following actions were taken:

- 6. 2024 Meeting/Hearing Schedule Adopted
- 7. Notice of Publication Adopted
- 8. Resolutions for Applications Adopted
- 9. Meeting/Hearing Cut-Off Adopted

#### (12) Meeting Minutes

Upon motion made and seconded, the meeting minutes of December 5, 2023 were approved as presented.

#### (13) Resolution

# Raphael & Adriana Viana / Application No. 23-02Z

Upon motion made by Vice Chairman Grosskopf and seconded by Mr. Gianakis, the resolution was memorialized by the unanimous votes of Vice Chairman Grosskopf, Mr. Gianakis and Chairman Gerecht; they being all members present and eligible to vote.

#### (15) **Board Secretary Report** (Out of Agenda Order)

Board Secretary Coonce noted the Board has a full schedule of applications for the next several months.

#### (14) Application

#### **Bulk Variances**

Block 13003 / Lot 8 / Zone R-3

424 Elm Street

Application No. 23-16Z

Laudineia & Milton Duarte

Applicant proposes to construct a second story addition to an existing single-family residence.

Chairman Gerecht recused himself from the application as a neighbor to the Applicant.

Board Planner Leheny was sworn in to offer testimony on behalf of the Township.

Milton Duarte was sworn in to offer testimony.

Witnesses that were sworn in to offer testimony on behalf of the Applicant: Tom Ellenberger, as Architect

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

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

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

- (16) Old / New Business None.
- (17) <u>Adjournment</u> The Regular and Organizational Meeting/Hearing was adjourned at 8:45 pm.

Respectfully submitted,

Debra Coonce

Zoning Board Secretary

Planning & Zoning Board Coordinator