



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
April 2, 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, 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 Counce called the roll:

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

- (7) **Meeting Minutes**
Upon motion made and seconded by the Board members eligible to vote, the Meeting Minutes for March 19, 2024 were approved as amended.

- (8) **Resolutions**
 - ***Michael Reilly / Application No. 23-13Z***
Upon motion made by Mr. Aroneo and seconded by Vice Chairman Grosskopf the resolution was memorialized as amended by the unanimous votes of Mr. Aroneo, Vice Chairman Grosskopf and Chairman Gerecht; they being all members present and eligible to vote.

 - ***Missionary Servants of the Most Holy Trinity / Application No. 23-14Z***
Upon motion made by Mr. Aroneo and seconded by Vice Chairman Grosskopf the resolution was memorialized as amended by the unanimous votes of Mr. Aroneo, Vice Chairman Grosskopf, Mr. Rosenberg and Chairman Gerecht; they being all members present and eligible to vote.

(9) **Applications**

Bulk Variances

Block 10515 / Lot 8.01 / Zone R-5

24 Metzler Place

Application No. 23-15Z

Striling Flowers LLC

Applicant proposes to construct an addition and expand the driveway of a single-family residence.

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

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

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

Tom Ellenberger, as Architect

An enlarged copy of the submitted as-built survey was submitted and marked as Exhibit A-1.

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

Janice Kollmar, of Stirling

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

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

Site Plan & Use Variance

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.

Upon agreement and upon motion made and seconded, the Board carried the application not April 16, 2024 with no further notice required by the Applicant.

(9) **Old/New Business** – None.

(10) **Adjournment** – The Regular Meeting/Hearing was adjourned at 8:25 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.