



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 16, 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 7:32 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	Absent/Excused:	Thomas Flatley
	Tom Grosskopf, Vice Chairman		Gary Gianakis
	Jerry Aroneo *		Randall Watts (Alt. #1)
	Jessica Brennan		Steven Warner, Esq. Board Attorney
	Jonathan Rosenberg		Joseph Vuich, Board Engineer
	Meredith Crawford Collins (Alt. #2)		
	Debra Coonce, Board Secretary		
	Chris Sobieski, Esq. Board Attorney		
	Elizabeth Leheny, Board Planner		

* Mr. Aroneo joined the meeting at 7:36.

(7) Meeting Minutes

Upon motion made and seconded by the Board members eligible to vote, the Meeting Minutes for April 2, 2024 were approved as amended.

(8) Resolutions

➤ *Estate of David Major / Application No. 23-08Z*

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

➤ *Stirling Flowers, LLC / Application No. 23-15Z*

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

(9) **Applications**

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 to May 7, 2024 with no further notice required by the Applicant.

Chairman Gerecht, Board Attorney Sobieski and Board Secretary Coonce noted application number 23-12Z for 74 Morrison Road has been withdrawn. The Applicant did notice for the hearing, however decided to withdraw; if members of the public have any questions, they should contact Board Secretary Coonce during normal business hours.

Bulk Variances

Block 13101 / Lot 42 / Zone R-4
216 High Street
Application No. 24-04Z
GSD Estates LLC

Applicant proposes an addition to a single-family residence.

Board Planner Leheny was 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:

Sashma Mahbubani, as Applicant
Brian Johnson, as Architect
Bill Hollows, as Engineer

A colorized site plan of the existing and proposed conditions was submitted and marked as Exhibit A-1.

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

Lori Rozmerski, of Stirling
Al Pepe, of Stirling
Denise Pepe, of Stirling

The Board was in recess from 8:54 pm to 9:08 pm.

Upon agreement and upon motion made and seconded, the Board carried the application to May 7, 2024 with no further notice required by the Applicant.

(10) **Old/New Business** – None.

(11) **Adjournment** – The Regular Meeting/Hearing was adjourned at 9:47 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.