



**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**  
**May 7, 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 7:36 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:	Gary Gianakis
	Tom Grosskopf, Vice Chairman		Meredith Crawford Collins (Alt. #2)
	Jerry Aroneo		Steven Warner, Esq. Board Attorney
	Jessica Brennan		
	Thomas Flatley		
	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 for April 16, 2024 were carried to the Boards next meeting.

(8) **Applications**

***Minor Site Plan***

Block 13006 / Lot 14.01 / Zone O

331 Elm Street

Application No. 24-03Z

**CPM Associates aka The Uncommon Thread**

Applicant proposes to expand the existing parking lot and create a new playground area.

Upon agreement and upon motion made and seconded, the Board carried the application to May 21, 2024 with additional notices required by the Applicant.

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***Bulk Variances***

Block 11602 / Lot 9 / Zone R-4  
339 Morris Street

Application No. 24-01Z

Brendan Conforti & Betty Llamas

Applicant proposes to construct a new single family dwelling.

Board Planner Leheny and Board Engineer Vuich were 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:

Brendan Conforti, as Applicant  
Bill Hollows, as Engineer

A colorized version of site plan sheet 3 was submitted and marked as Exhibit A-1.

No members of the public were present with questions or comments 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 Mr. Rosenberg and seconded by Vice Chairman Grosskopf, the application was approved with conditions subject to a memorializing resolution by the unanimous votes of Mr. Rosenberg, Vice Chairman Grosskopf, Mr. Aroneo, Ms. Brennan, Mr. Flatley, Mr. Watts and Chairman Gerecht; they being all members present and eligible to vote.

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***Bulk Variances (Carried from 4/16/24)***

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 remains sworn in to offer testimony on behalf of the Township.

Board Engineer Vuich was sworn in to offer testimony on behalf of the Township.

Frederick Zelle, Esq. appeared on behalf of the Applicant.

Witnesses that remain 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 sheet 3 was submitted and marked as Exhibit A-2.

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

Lori Rozmerski, of Stirling  
Al Pepe, of Stirling

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During discussion, the Board was thankful the Applicant was agreeable to propose revisions to the plans based on the previous meeting and feedback from the Board and the public. The Applicant further agreed to install a fence and additional landscaping for privacy between the property and the neighbors. As the variances requested are due to the existing non-conforming size of the property, the Board agreed the benefits of the proposed application 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 and Chairman Gerecht; they being all members present and eligible to vote.

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***The Board was in recess from 10:15 pm to 10:25 pm.***

***Site Plan & Use Variance (Carried from 4/2/24 & 4/16/24)***

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 June 4, 2024 with no further notice required by the Applicant.

(9) **Old/New Business** – None.

(10) **Adjournment** – The Regular Meeting/Hearing was adjourned at 10:36 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.*