



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
July 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 7:32 pm, Chairman Gerecht made the following announcements:

- (1) **Call to Order and Statement of Compliance**
- (2) **Standard Board Procedures**
- (3) **Electronic Devices**

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

(5) **Roll Call** – Board Planner Leheny called the roll:

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

(6) **Meeting Minutes**

The Meeting Minutes for June 18, 2024 were carried to the Board's next regular meeting.

(7) **Resolutions**

➤ ***SF Holdings, LLC / Application No. 24-02Z***

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

- ***CPM Associates aka The Uncommon Thread / Application No. 24-03Z***
Upon motion made by Mr. Gianakis and seconded by Vice Chairman Grosskopf the resolution was memorialized as amended by the unanimous votes of Mr. Gianakis, Vice Chairman Grosskopf, Mr. Watts and Ms. Collins; they being all members present and eligible to vote.
- ***Dronron LLC / Application No. 24-06Z***
Upon motion made by Vice Chairman Grosskopf and seconded by Ms. Collins the resolution was memorialized the unanimous votes of Vice Chairman Grosskopf, Ms. Collins, Mr. Aroneo, Ms. Brennan and Mr. Watts; they being all members present and eligible to vote.
- ***Steven & Kathleen Genyk / Application No. 24-07Z***
Upon motion made by Mr. Gianakis and seconded by Ms. Collins the resolution was memorialized the unanimous votes of Mr. Gianakis, Ms. Collins, Mr. Watts, Vice Chairman Grosskopf and Chairman Gerecht; they being all members present and eligible to vote.
- ***RDoggies, Inc. / Application No. 24-08Z***
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. Gianakis, Mr. Watts, Ms. Collins and Chairman Gerecht; they being all members present and eligible to vote.

(8) **Old/New Business**

Board Attorney Sobieski discussed the draft he had prepared of the updated ***Rules for the Zoning Board of Adjustment***, and the Board discussed the proposed updates.

(9) **Adjournment** – The Regular Meeting/Hearing was adjourned at 8:03 pm.

Respectfully submitted,



Debra Counce
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.