

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
PUBLIC MEETING MINUTES
March 19, 2014

Chairman Haines calls the Board of Adjustment meeting of March 19, 2014 to order at 7:35 p.m. All stand for the Pledge of Allegiance. The meeting takes place in the Courtroom of the Municipal Complex.

ROLL CALL:

Frank Herbert – Present	Frank Valcheck – Present
John Stamler – Present	Shawn Lipani – Absent
Helen Haines, <i>Chairman</i> – Present	Kenneth Hesthag (Alt. 1)- Present
Curtis Suraci, <i>Vice Chairman</i> – Present	Fred Gladstone (Alt. 2) – Present
Walter Dietz, III – Present	Steve Monte (Alt. 3) – Present
	Sally Becorena (Alt. 4) - Absent

Also in attendance: Mark Anderson, Esq., Board Attorney (Woolson Sutphen Anderson, P.A); David Kois, Deputy Planning Director/Zoning Official, Board of Adjustment Administrative Officer and Secretary; and Lucille Grozinski, CCR.

NOTICE OF MEETING

Chairman Haines announces the meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975 (“Sunshine Law”).

DISPOSITION OF MEETING MINUTES

November 06, 2013

A motion to approve as submitted was made by Mr. Dietz, seconded by Mr. Stamler. All in favor – Aye; Opposed – None. Motion carries.

December 04, 2013

A motion to approve as submitted was made by Mr. Dietz, seconded by Mr. Stamler. All in favor – Aye; Opposed – None. Motion carries.

January 08, 2014 – Reorganization Meeting

A motion to approve as submitted was made by Mr. Dietz, seconded by Mr. Stamler. All in favor – Aye; Opposed – None. Motion carries.

January 08, 2014 – Regular Meeting

A motion to approve as submitted was made by Mr. Stamler, seconded by Mr. Dietz. All in favor – Aye; Opposed – None. Motion carries.

February 05, 2014

A motion to approve as submitted was made by Mr. Dietz, seconded by Mr. Stamler. All in favor – Aye; Opposed – None. Motion carries.

DISPOSITION OF RESOLUTIONS

NY SMSA Limited Partnership d/b/a VERIZON Wireless (Hillsborough 7) – File #BA-13-14

Mark Anderson, Esq. stated an amendment to the resolution has been requested. However, we do not recommend the change. We recommend that the resolution be adopted as presented. The request is for language that on its face appears to have no meaning. Our concern is that because it has no meaning, at some point someone will try to ascribe a meaning to it.

After discussion, a motion to approve as submitted, without changes, is made by Mr. Dietz, seconded by Mr. Stamler.

Roll Call: Mr. Valcheck – yes; Mr. Dietz – yes; Mr. Stamler – yes; Mr. Herbert - yes; Mr. Hesthag – yes; Chairman Haines – yes. Motion carries.

Salvatore and Karen PULEO – File #BA-13-15

A motion to approve as submitted is made by Mr. Dietz, seconded by Mr. Stamler.

Roll Call: Mr. Valcheck – yes; Mr. Dietz – yes; Mr. Herbert - yes; Mr. Hesthag – yes; Chairman Haines – yes. Motion carries.

T&T Realty Assoc., LLC (Red Bank Veterinary Hospital) – File #BA-13-17

A motion to approve as submitted is made by Mr. Valcheck, seconded by Mr. Dietz.

Roll Call: Mr. Valcheck – yes; Mr. Herbert – yes; Mr. Dietz – yes; Mr. Stamler – yes; Vice Chairman Suraci – yes; Chairman Haines – yes. Motion carries.

Constance GACEK – File #BA-13-18

A motion to approve as submitted is made by Mr. Stamler, seconded by Vice Chairman Suraci.

Roll Call: Mr. Valcheck – yes; Mr. Herbert – yes; Mr. Dietz – yes; Mr. Hesthag - yes; Vice Chairman Suraci – yes; Chairman Haines – yes. Motion carries.

D. Shawn Pierson / Amanda Pratt – File #BA-13-20

A motion to approve as submitted is made by Mr. Stamler, seconded by Mr. Hesthag.

Roll Call: Mr. Valcheck – yes; Mr. Herbert – yes; Mr. Dietz – yes; Mr. Hesthag – yes; Vice Chairman Suraci – yes; Chairman Haines – yes. Motion carries.

BOARD OF ADJUSTMENT BUSINESS

Stacy GRAB – File BA-13-07 - Extension Request – Time of Decision

Mr. Kois states March 31, 2014 is the current expiration date for the time of decision for this application. The signed extension request is to June 30, 2014.

After discussion, the Board agreed to grant one more extension.

A motion to approve is made by Mr. Dietz, seconded by Mr. Stamler.

Roll Call: Mr. Valcheck – yes; Mr. Herbert – yes; Mr. Dietz – yes; Mr. Stamler – yes; Mr. Hesthag – yes; Vice Chairman Suraci – yes; Chairman Haines – yes. Motion carries.

The Board of Adjustment meeting scheduled for April 2, 2014 is cancelled.

A motion to move Phillip SABATINO – BA-14-03 to May 7, 2014 is made by Mr. Stamler, seconded by Vice Chairman Suraci. All in favor – Aye; Opposed – None. Motion carries.

BUSINESS FROM THE FLOOR

None

PUBLIC HEARING - APPLICATIONS

Stacy GRAB – File #BA-13-07 – Block 174.04, Lot 59 (formerly known as Block 174A, Lot 6) – 9 Starview Drive. - See Board of Adjustment Business.

Ashraf RAGAB – File #BA-14-01 – Block 203.14, Lot 27 (formerly known as Block 203.G, Lot 27) – 39 Camden Road

Mr. Kois introduced the application.

**Board of Adjustment Meeting
March 19, 2014**

Ashraf Ragab, applicant, was sworn in.

Mr. Ragab is proposing an in-ground pool, but the existing impervious coverage is over the limit. He further explained his proposal in greater detail.

Mr. Ragab explained that all the variances requested are preexisting nonconforming conditions and was existing prior to his purchase of the property.

Mr. Ragab indicated that the existing impervious coverage is 28.5%, proposed 25.42%, where 15% is permitted.

There was a discussion regarding the plans and Mr. Ragab provided clarification regarding the proposed plans and the proposed impervious coverage calculation sheet.

There was a discussion regarding the construction, location, use of shed and the related Township rules.

Mr. Kois indicated that there are no records of zoning permits on file for the shed.

There was a discussion about the proposed impervious coverage.

Karen Geremia of 41 Camden Road, was sworn in. She commented that she supports the approval of the application. She further noted that she believes there is plenty of land and drainage is not an issue.

No further comments from the public.

Mr. Dietz made a motion to approve the resolution for Ashraf RAGAB File #BA-14-01, with a condition requiring a Building Department Inspection/Permit for the existing shed, which was seconded by Mr. Herbert. The motion was approved unanimously by all eligible members.

Votes in Favor: Mr. Valcheck, Mr. Herbert, Mr. Stamler, Mr. Hesthag, Vice Chairman Suraci, Chairman Haines.

Votes Against: None.

Nelson's Corner Assoc., LLC (DaVita) – Block 200.01, Lot 1 (*formerly known as Block 200.A, Lot 1*) – 601 Route 206.

Mr. Kois introduced the application.

Joshua Greenfield, Esq., apologized for the short notice to request an adjournment for May 7, 2014 without further notice.

There was a discussion regarding the request.

The application was adjourned to May 7, 2014 without further notice.

Correspondence

None

Adjournment

The meeting adjourned at 8:19 p.m.

Submitted by:

David Kois

Deputy Director / Zoning Official

Board of Adjustment Secretary