

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
PUBLIC MEETING MINUTES
March 04, 2015

Chairman Haines called the Board of Adjustment meeting of March 4, 2015 to order at 7:35 p.m. All stood for the Pledge of Allegiance. The meeting took place in the Courtroom of the Municipal Complex.

ROLL CALL:

Frank Herbert - Present
John Stamler - Absent
Helen Haines, *Chairman* - Present
Curtis Suraci - Present
Fred Gladstone - Absent

Frank Valcheck - Present
Kenneth Hesthag, *Vice Chairman* - Present
Steve Monte (Alt. 1) - Present
Sally Becorena (Alt. 2) - Present
John Shockley (Alt.3) - Present
John Torok (Alt. 4) - Present

Also in attendance: Mark Anderson, Esq., Board Attorney (Woolson Sutphen Anderson, P.A.); William H. R. White, III, P.E., C.M.E., Board Engineer (Maser Consulting, P.A.); David Kois, P.P., Deputy Director of Planning/Zoning Official/Board of Adjustment Secretary/Clerk; and Lucille Grozinski, CCR.

NOTICE OF MEETING

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

ACCEPTANCE OF MEETING MINUTES

February 4, 2015

A motion to approve as written was made by Vice Chairman Hesthag, seconded by Mr. Monte. All in favor - Aye; Opposed - None. Motion carries.

ACCEPTANCE OF RESOLUTIONS

None

BUSINESS FROM THE FLOOR

None

PUBLIC HEARING - APPLICATIONS

Seth and Tracy GOLDSTEIN - File #BA-14-15 - Block 150.02, Lot 75 - 35 Wesley Road. Applicant seeking 'c' Bulk Variance for relief from Maximum Impervious Coverage and other such variances, waivers, and approvals required to permit construction of a roof over an existing patio, on property in the R1 District.

- David Kois, P.P., introduced the application.
- Seth and Tracy Goldstein, Applicants, were sworn in and briefly described the history of the impervious coverage on the property.
- There was a discussion on the permits received for the pool and surrounding walkway on the property.
- Mr. Goldstein explained the patio never received a permit.
- Chairman Haines asked about buying additional land. Mr. Goldstein noted no one was interested in selling.
- Mr. White explained the plot plans don't have grading information so he cannot comment on the runoff.
- Mr. Goldstein testified stormwater runs towards New Amwell, towards the back of the property.
- Mr. Goldstein explained that the roof will extend slightly passed the existing patio. There will be no walls.
- Mrs. Goldstein discussed the proposed gutters which will direct water into the back of the yard or into the eaves spouts to connect with the sewer system.
- There was discussion on the percentage of impervious existing versus proposed.
- There was a discussion on the history of pavers being considered less than 100% impervious.
- There was further conversation on the proposed gutters.
- Mr. White noted the fence encroaches into the Open Space behind the property.
- Mr. Goldstein testified that they will move the fence in.

**Board of Adjustment Meeting
March 04, 2015**

- There was discussion on removing part of the existing brick patio.
- Mr. Kois gave a brief overview on how impervious coverage compliance is verified after an approval.
- There was a lengthy discussion on the percentage the Board would feel comfortable approving.
- There were no questions from the public.
- Mr. Anderson spoke about the uniqueness of having Open Space behind the property, providing a legally sufficient reason for the property to tolerate a higher impervious coverage maximum.
- Mr. Kois verified that the Open Space is deed restricted to the Home Owners' association.
- No public comments.
- Vice Chairman Hesthag made a motion to approve the application for 26.2% impervious coverage with the conditions to relocate the fence and discharge stormwater for the new construction at grade, which was seconded by Mr. Herbert.
- Roll Call:** Mr. Valcheck - yes; Mr. Herbert - yes; Mr. Suraci - yes; Mr. Monte - yes; Ms. Becorena - yes; Vice Chairman Hesthag - yes; Chairman Haines - yes. Motion carries.

Arun and Archana HONWAD - File #BA-15-01 - Block 151, Lot 12.76 - 34 Baker Circle. Applicant seeking 'c' Bulk Variance for relief from Maximum Impervious Coverage and other such variances, waivers, and approvals required to permit construction of a sunroom addition, on property in the R1 District.

- David Kois, P.P., introduced the application.
- Arun and Archana Honwad, Applicants, were sworn in and gave a brief history of the property.
- There was discussion on how the existing impervious was calculated.
- There was discussion on the Open Space area behind and to the left of the lot.
- Mr. Honwad testified that stormwater flows towards the front of the property.
- No questions from the public.
- Mr. Honwad testified that the Home Owners' Association approved the proposal subject to Township approvals.
- No public comments.
- Mr. Herbert made a motion to approve the application at 26.2% impervious coverage, seconded by Mr. Monte.
- Roll Call:** Mr. Valcheck - yes; Mr. Herbert - yes; Mr. Suraci - yes; Mr. Monte - yes; Ms. Becorena - yes; Vice Chairman Hesthag - yes; Chairman Haines - yes. Motion carries.

LONG HILL KENNELS (Expansion) - File #BA-15-02 - Block 171, Lot 50.01 - 380 Long Hill Road. Applicant seeking Preliminary and Final Major Site Plan approval and other such variances, waivers, and approvals required to expand existing kennel facility, on property in the MZ District. (*EC Review 02-23-15*)

- Ernest Renda, Esq, Attorney for the Applicant, introduced the application and gave a brief history of the prior use variance received.
- James J. Mantz, P.E., PLS, Engineer for the Applicant, was sworn in. The Board accepted his qualifications as a Professional Engineer.
- The following exhibits were marked: **A-1** Site Plan Sheet 2, **A-2** Site Plan Sheet 1, and **A-3** Site Plan Sheet 3.
- Mr. Mantz used the exhibits to indicate the Wetlands on the property and the location of the proposed new construction.
- Mr. Mantz testified that the Applicant will comply with all the requirements from the Memorandum provided by Mr. White dated February 24, 2015.
- Mr. Mantz commented on tree removal, using Exhibit A-1. He testified the Applicant will plant 14 replacement oak trees.
- There was a brief discussion on the existing septic system.
- No questions from the public for this witness.
- Gregory J. Wager, Architect for the Applicant, was sworn in and the Board accepted his qualifications.
- Marked exhibit **A-4:** A descriptive plan comparing the existing conditions with the proposed transition area to the new addition.
- The architectural components were described at length.
- Marked exhibit **A-6:** the second level addition
- There was discussion about the proposed rooms on second floor.

**Board of Adjustment Meeting
March 04, 2015**

- The following exhibits were marked: **A-5** and **A-7** representing the existing versus proposed elevations.
- The Board discussed the previously approved use variance.
- Susan Gulliford (Public) asked about the floor drains in the new runs. Mr. Wager clarified they would drain to the septic. The other questions Mr. Wager deferred to the owner.
- Diane O'Donnell, Applicant and proprietor of Long Hill Kennels, was sworn in.
- Mrs. O'Donnell described the proposed second story.
- There was a discussion on the parking needs.
- There was more discussion on the need for the second floor. Mrs. O'Donnell discussed need for storage and office space.
- Mr. Kois noted that all plans will have to comply with the building codes when they apply for permits.
- There was a conversation about the number of employees on site.
- There was another lengthy discussion on parking.
- Mrs. O'Donnell discussed the existing septic system.
- There was brief conversation about cat boarding.
- Susan Gulliford (Public) asked about offering dog training or play groups. Mrs. O'Donnell said it is not something offered right now.
- Mr. Renda clarified that if the Applicant wanted to pursue something like that in future, they would need to reappear in front of the Board.
- Ms. Gulliford asked about the isolation area and Mrs. O'Donnell noted that the state regulates the isolation area in a kennel and her room will meet those regulations.
- There was a conversation on grooming and bathing the animals.
- The Board brought up concerns on the size of the structure being inconsistent with the area.
- No comments from the public.
- There was a five minute break.
- Mr. Renda requested an adjournment.
- The application was carried without further notice to April 1, 2015.

Correspondence

None

Adjournment

The meeting adjourned at 10:30p.m.

Respectfully Submitted by: Caitlin Davis, Planning & Zoning Clerk

Reviewed by: David Kois, P.P., Deputy Director of Planning/Zoning Official/Board of Adjustment Secretary/Clerk