

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
PUBLIC MEETING MINUTES
April 01, 2015

Chairman Haines called the Board of Adjustment meeting of April 1, 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:

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| Frank Herbert - Present | Frank Valcheck - Absent |
| John Stamler - Absent | Kenneth Hesthag, <i>Vice Chairman</i> - Absent |
| Helen Haines, <i>Chairman</i> - Present | Steve Monte (Alt. 1) - Present |
| Curtis Suraci - Present | Sally Becorena (Alt. 2) - Absent |
| Fred Gladstone - 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

None

ACCEPTANCE OF RESOLUTIONS

None

BUSINESS FROM THE FLOOR

None

PUBLIC HEARING - APPLICATIONS

Louise FOULK and Tim OPPEN - File #BA-14-11 - Block 86, Lot 16 - 399 Lexington Street. Applicant seeking Certificate of Nonconformity to recognize the existing use of the property as a legal prior existing non-conforming use as a two-family dwelling, on property in the R District. ***Application WITHDRAWN 3-6-15***

- Chairman Haines announced this application was withdrawn.

Rolando VEGA- File #BA-14-12 - Block 145.02, Lot 22 (*formerly known as Block 145, Lot 39.04*) - Orchard Drive. Applicant seeking d(1) Use Variance and 'c' Bulk Variance for relief from Maximum Impervious Coverage and other such variances, waivers, and approvals required to permit construction of a single family dwelling containing a secondary living unit, on property in the RS District. ***Application WITHDRAWN 3-6-15***

- Chairman Haines announced this application was withdrawn.

LONG HILL KENNELS (Expansion) - File #BA-15-02 - Block 171, Lot 50.01 - 380 Long Hill Road. Applicant previously received d(1) Use Variance; d(2) Use Variance; and 'c' bulk variance for relief from maximum impervious coverage, now seeking Preliminary and Final Major Site Plan approval and other such variances, waivers, and approvals required to construct a 2-story addition, kennels on the ground floor, offices and observation rooms on the second floor, and gravel dog yards to the existing kennel facility, on property in the MZ, Mountain Conservation Zone District. (*EC Review 02-23-15*) ***Continued from March 4, 2015 without further notice.***

- Ernest Renda, Esq, Attorney for the Applicant, introduced the application.
- James J. Mantz, Applicant's Engineer and previously sworn in, discussed the changes to the site plan from the previous hearing including the conservation easement and transition area.
- Exhibit **A-8** was marked, plan that was prepared for the use variance application.
- Mr. Mantz testified that no changes have been made since this plan was presented except at the request of the Board, Board professionals or Environmental Commission.
- Exhibit **A-9** was marked, a plan depicting employee parking in the residential driveway.

**Board of Adjustment Meeting
April 01, 2015**

- Mr. Mantz testified that there are 7 parking spots identified on the plan as well as use of the garage for an additional car.
- Mr. Mantz discussed the additional lighting proposed.
- Mr. Mantz testified that the applicant will comply with all of Mr. White's conditions.
- There was more discussion on parking.
- No public questions for this witness.
- Gregory Wager, Architect, was previously sworn in.
- The following exhibits were marked: **A-10**, first story floor plan; **A-11**, second story floor plan; and **A-12**, elevations.
- Mr. Wager testified to the architectural changes and the height of the proposed second story.
- He testified that residential elements will be part of the structure to soften its appearance.
- Mr. Wager discussed the floor plans.
- Susan Gulliford (Public) asked about the observation area. Mr. Wager indicated it on the floor plan.
- There was some discussion about the indoor play area.
- Diane O'Donnell, Applicant, was previously sworn in. She gave a brief history of her business.
- Exhibit **A-13** was marked, before and after photographs of the property.
- Mr. O'Donnell discussed the lack of a sprinkler system.
- Exhibits were marked: **A-14**, aerial view of the property and **A-15**, group of photos related to the aerial view
- Susan Gulliford (Public) asked for clarification on the old wells on the property. Mrs. O'Donnell detailed her knowledge of the old wells and the active ones for the house and kennel.
- Mr. Mantz discussed the trees to be removed and the 14 replacement trees will be dispersed throughout the property.
- Shirley Yannich, PP, was sworn in.
- Ms. Yannich enumerated the reasons that this application serves the public good.
- No questions from the public for this witness.
- Ms. Gulliford (Public) asked about the hydrology report referenced earlier. There was a brief discussion.
- There was a discussion on the wells on the property.
- Mr. Renda summarized the application.
- The Board discussed approval required by the DEP.
- Mr. White noted that if the DEP makes a significant alteration to the plan, the Applicant may have to return to the Board.
- A motion was made to approve the application with the conditions to improve the parking, add additional lighting, and receive approval from the DEP for the wetlands transition area, and seconded.
- Roll Call:** Mr. Herbert - yes; Mr. Suraci - yes; Mr. Gladstone - yes; Mr. Monte - yes; Mr. Shockley - yes; Mr. Torok - yes; Chairman Haines - yes. Motion carries.

Vinay AGARWAL - File #BA-15-05 - Block 58.01, Lot 3 - 17 Campbell 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 single story addition, on property located in the RCA District.

- David Kois, PP, introduced the application.
- Vinay Agarwal, Applicant, and Yousuf Tai, P.E., were sworn in.
- Mr. Anderson commented on the notice provided.
- Mr. Agarwal gave a brief history of his knowledge of the property.
- The Board discussed the existing shed.
- Mr. Agarwal testified that he will demolish or move the shed into compliance.
- There was discussion on the impervious coverage of the property.
- There was discussion on mitigating the roof runoff under the proposed addition.
- Mr. White cautioned against that solution.
- Mr. Agarwal testified that there is a swale or basin and Open Space is behind the property.
- Mr. Agarwal testified that he is unable to purchase any additional land.
- Irma Jordan (Public) asked for clarification about the shed location.
- Mr. Tai had his qualifications accepted by the Board.
- Mr. Tai discussed redirecting the stormwater.
- Mr. White noted that more information is needed on the basin behind the property to determine the affect additional stormwater would have.
- There was more discussion on the basin.
- There was a conversation about the walkways on the property.

**Board of Adjustment Meeting
April 01, 2015**

- The Board asked the Applicant to provide more exact numbers for the existing structures on the property.
- The application was continued to May 6, 2015 without further notice.

Correspondence

None

Adjournment

The meeting adjourned at 10:38p.m.

Respectfully Submitted by: Caitlin Davis, Planning and Zoning Clerk and

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

APPROVED