

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
PUBLIC MEETING MINUTES
June 03, 2015

Chairman Haines called the Board of Adjustment meeting of June 03, 2015 to order at 7:32 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 - Present

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.); 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

- May 6, 2015

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

ACCEPTANCE OF RESOLUTIONS

- LONG HILL KENNELS (Expansion) – File #BA-15-02

Chairman Haines suggested residential features should be changed to residential architectural features. A motion was made to approve as amended by Mr. Valcheck, seconded by Mr. Herbert.

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.

- Jinquan LIN – File #BA-15-03

A motion to approve as submitted was made by Mr Valcheck, seconded by Mr. Herbert.

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

BUSINESS FROM THE FLOOR

None

PUBLIC HEARING - APPLICATIONS

JERSEY DEVELOPMENT, LLC – File #BA-15-06 – Block 200.02, Lot 15 (formerly Block 200B, Lot 25) – 743 Route 206. Applicant seeking ‘d’ Use Variance and minor site plan approval, with waivers and other such variances and approvals required to permit an increase of impervious coverage, below the maximum, to create four (4) additional parking spaces and a stone area for employee parking, on property located in the GB district (also within the ASD Overlay District). *EC Review: 05-18-15. Request to adjourn to September 2, 2015.*

- David Kois, PP, briefly explained that the property owner may be selling the property in question, which was the reason for a request to adjournment.
- Chairman Haines announced this application has been adjourned to September 2, 2015 without further notice.

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.

- Chairman Haines noted that this will be treated as a new application because re-notice was required.
- Mr. Kois introduced the application.
- Vinay Agarwal was sworn in and briefly described his proposal.
- Mr. Agarwal noted he will move the existing shed.
- Mr. Agarwal clarified the calculations provided and that he will remove the back sidewalk.
- Mr. Kois noted the request is for 27.2% impervious.
- Mr. Agarwal testified that he cannot buy any additional land.

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- Mr. Agarwal said the runoff will be directed under the house.
- Mr. Monte asked if Homeowners' Association gave approval.
- There was a brief discussion on the process for getting approval from the Association.
- No questions from the Public. Comments from the Public:
- Irma Jordan, 16 Dickerson Road, was sworn in.
- Ms. Jordan asked if the plans were sent to the Homeowners' Association. Mr. Agarwal stated he did not.
- There was some further discussion on the Homeowners' Association requirements compared to the MLUL requirements.
- Public portion closed.
- Mr. Monte made a motion to approve with the condition of the applicant must comply with Bill White's comments, seconded by Herbert.
- **Roll Call:** Mr. Valcheck – yes; Mr. Herbert –yes; Mr. Suraci – yes; Mr. Gladstone – yes; Mr. Monte – yes; Vice Chairman Hesthag – yes; Chariman Haines – yes. Motion carries,

BOARD OF ADJUSTMENT BUSINESS

None

CORRESPONDENCE

None

ADJOURNMENT

The meeting adjourned at 7:51 p.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