

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
PUBLIC MEETING MINUTES
June 1, 2016

Chairman Dr. Sireci called the Board of Adjustment meeting of June 01, 2016 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	Frank Valcheck - Present
John Stamler - Absent	Dr. Steven Sireci, Jr., <i>Chairman</i> - Present
Helen Haines, <i>Vice Chairman</i> - Present	Steve Monte (Alt. 1) - Absent
Curtis Suraci - Absent	John Shockley (Alt. 2) - Present
Fred Gladstone - Absent	Philomena Cellilli (Alt.3) - Present
	John Torok (Alt. 4) - Absent

Also in attendance: Jolanta Maziarz Esq., Board Attorney (Woolson Sutphen Anderson, P.A); David Maski, PP, AICP, Planning Director/Board of Adjustment Secretary; and Susan Baber, CCR.

NOTICE OF MEETING

Chairman Dr. Sireci 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 18, 2016

There was a motion to approve as written. It was seconded.

Roll Call: Mr. Valcheck- yes, Mr. Herbert - yes, Ms. Cellilli - yes, Vice Chairman Haines - yes, Chairman Dr. Sireci - yes. Motion carries.

ACCEPTANCE OF RESOLUTIONS

BA-15-20 Frank and Bernadette CONCHES

There was a motion to approve as written. It was seconded.

Roll Call: Mr. Valcheck - yes, Mr. Herbert - yes, Vice Chairman Haines - yes, Chairman Dr. Sireci - yes. Motion carries.

BUSINESS FROM THE FLOOR (For Matters Not on the Agenda)

None

PUBLIC HEARING - APPLICATIONS

Apex Sports and Events, LLC - File BA-15-26 - Block 201, Lot 9 - 141 Hillsborough Road. Applicant seeking Bifurcated 'd'(1) Variance for a non-permitted use and 'd'(6) Variance for building height with consideration of 'c' Bulk Variances for relief from Maximum Impervious Coverage and Maximum Rear Yard Setback and other such variances, waivers, and approvals required to permit construction an athletic and recreation facility on property located in the AG District. ***(EC Review 12-14-15) Carried from 04-06-16 without further notice. Request to adjourn.***

1. Chris Corsini, Esq, representing the Applicant, requested an adjournment without notice to resolve some issues with the County.
2. Joan Dowling, Esq, representing the Van Nuys, asked that the Applicant re-notice.
3. Mr. Corsini agreed the Applicant will defer to the Board's decision.
4. There was a brief discussion on an extension of time of decision and a new date for this application.
5. There was a motion and a second to adjourn to October 5, 2016 with further notice and accept an extension of time of decision to October 30, 2016.
6. All aye, none opposed. Motion carries.

Sava & Nancy KAZANTZIS - File BA-15-32 - Block 183.05, Lots 33 & 34 (*formerly Block 83D*) - 10 High Acre Drive. Applicant seeking 'd' Use Variance for garaging of more than three cars on a residential lot and other such variances, waivers, and approvals required to permit construction of a detached four (4) car garage while retaining an existing attached two (2) car garage on the property in the R District. ***Carried from May 18, 2016 without further notice.***

1. Peter Lanfrit, Esq, representing the Applicant, introduced the application.
2. Sava Kazantzis, Applicant and Property Owner, was sworn in.
3. Mr. Kazantzis described the existing single family house.

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4. There was a brief discussion on a proposed addition at the back of the house that does not require variances.
5. **Exhibit B-1:** Email from David Kois, Deputy Zoning Official, and the old zoning ordinance
6. Mr. Kazantzis testified that he is an antique car collector and wishes to build a garage to store his cars.
7. **Exhibit A-1:** Photograph of 1980 Oldsmobile Cutlass Supreme owned by Mr. Kazantzis
8. **Exhibit A-2:** Photograph of '58 Chevy Station Wagon owned by Mr. Kazantzis
9. Mr. Kazantzis testified in addition to his 5 antique cars, he and his wife own one personal vehicle each.
10. Mr. Kazantzis testified that he does not conduct body work on his cars and does not propose to do so in the future.
11. Mr. Kazantzis testified he performs general maintenance only like oil changes, not major repair work on the vehicles.
12. Mr. Kazantzis testified he does not intend to use the garage for any business activities.
13. There was discussion on the existing two car garage, which currently houses two vehicles, and the maximum number of cars that may be on the property at one time.
14. There was discussion on the registration and insurance of the cars.
15. Mr. Kazantzis testified that he would not store any "junk" cars that are uninsured or unregistered.
16. There was a brief discussion on merging the two lots.
17. There was discussion on the existing shed on lot 34.
18. **Exhibit B-2:** Photographs of the existing shed taken by Patrick Gorman, Zoning Official on 6/1/16
19. Open to the public
20. Susan Gulliford, Resident, asked some clarification questions about the antique cars.
21. Christopher Melick, PP, was sworn in and his qualifications were accepted by the Board.
22. Mr. Melick testified to the unique shape of the two lots.
23. Mr. Melick described the placement of the garage.
24. **Exhibit A-3:** Aerial photograph of the site
25. Mr. Melick testified it is the largest piece of property within 200ft.
26. There was discussion on the fact that there is no limit to the number of vehicles someone may store outside of a garage on their property.
27. **Exhibit A-4:** Conceptual elevation plan
28. There was discussion on the look and proposed height of the garage.
29. Mr. Melick addressed the points in Bill White's engineering report.
30. No questions from the public.
31. There was a lengthy discussion on the benefits and detriments to the proposal.
32. A new location and orientation for the garage was suggested and agreed to.
33. The Board expressed concern about a large garage on a residential lot.
34. It was noted that the proposal is for two garage doors only, which keeps the residential appearance.
35. There was discussion on the number of structures on the lot.
36. The applicant agreed to install residential garage doors with windows so that it matches the existing garage.
37. Ms. Maziarz listed the conditions discussed including: compliance with Board Engineer's report specifically in regards to the slope of the swale; no major repairs to be conducted on the property; no junk, inoperable, unregistered, unlicensed, or uninsured vehicles on the property; move the structure 20ft to the rear of property and rotate so it's parallel along the northern property line; install garage doors with windows and windows on the gable that have residential look; and submit a deed of merger to be reviewed by Township Attorney.
38. Mr. Shockley motioned to approve the application with the mentioned conditions. It was seconded by Mr. Herbert.
39. **Roll call:** Mr. Valcheck - yes, Mr. Herbert - yes, Mr. Shockley - yes, Ms. Cellilli - yes, Vice Chairman Haines - no, Chairman Dr. Sireci - yes. Motion carries.

BOARD OF ADJUSTMENT BUSINESS

- There was brief discussion on the next scheduled meeting.

CORRESPONDENCE

- None

ADJOURNMENT

The meeting adjourned at 8:53pm.

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*Respectfully Submitted by: Caitlin Davis, Planning & Zoning Clerk
Reviewed by: David Maski, PP, AICP, Planning Director/Board of Adjustment Secretary*

APPROVED