

**HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT**  
**PUBLIC MEETING MINUTES**  
**January 18, 2017**

Chairman Dr. Sireci called the Board of Adjustment meeting of January 18, 2017 to order at 7:32 pm. All stood for the Pledge of Allegiance. The meeting took place in the Courtroom of the Municipal Complex.

**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").

**ROLL CALL:**

Frank Herbert, <i>Vice Chairman</i> – Present	Frank Valcheck – Present
John Stamler – Absent	Dr. Steven Sireci, Jr., <i>Chairman</i> – Present
Helen Haines – Absent	Steve Monte (Alt. 1) – Present
Curtis Suraci – Present	Philomena Cellilli (Alt. 2) – Present
Fred Gladstone – Present	<i>Seat Alternate 3 - Vacant</i>
	Paul Kaminsky (Alt. 4) – Present

Also in attendance: Jolanta Maziarz, Esq., Board Attorney (Woolson Anderson Maziarz, P.C.); William H. R. White, III, P.E., C.M.E., Board Engineer (Maser Consulting, P.A.); Patrick Gorman, Assistant Planner/Zoning Official; and Sue Baber, CCR.

**ACCEPTANCE OF MEETING MINUTES**

- None

**ACCEPTANCE OF RESOLUTIONS**

- None

**BUSINESS FROM THE FLOOR** (*For Matters not on the Agenda*)

- None

**PUBLIC HEARING - APPLICATIONS**

**Jason and Karin SALMERI** – File BA-16-07 – Block 151.03, Lot 49 – 17 Yates Drive. Applicant seeking 'c' Bulk Variances for relief from Minimum Side Yard Setback, Minimum Rear Yard Setback, and other such variances, waivers, and approvals required to construct a 160 square foot shed on property located in the AH District.

- Jason Salmeri, Applicant, was sworn in.
- Mr. Salmeri testified that his lot is particularly small and placing the shed at the required setback would take up the majority of his yard.
- Mr. Salmeri testified that his cars are kept in the existing attached garage.
- Mr. Salmeri described the abutting property in the rear as open space.
- There was brief discussion about easements.
- No questions from the public.
- There was a motion to approve as presented and a second.
- **Roll Call:** Mr. Valcheck – yes; Mr. Suraci – yes; Mr. Gladstone – yes; Mr. Monte – yes; Ms. Cellilli – yes; Vice Chairman Herbert – yes; Chairman Dr. Sireci – yes. Motion carries.

**Patrick MIGLIACCIO** – File BA-16-08 – Block 204, Lot 1.061 – 8 Allshouse Street. Applicant seeking 'c' Bulk Variance for relief from Minimum Side Yard Setback and other such variances, waivers, and approvals required to construct a deck on property located in the RA District.

- Patrick Migliaccio, Applicant, was sworn in and gave a description of his request.
- Edward Clark, Landscape Architect, was sworn in and his qualifications were accepted by the Board.
- Mr. Clark described the conservation easement and wetlands on the property.
- **Exhibit A-1:** Color version of sheet L-2
- Mr. Clark described the proposed fencing and trees as screening on the side yard.
- There was brief discussion on the conservation easement.
- There was discussion on the plot plan provided.
- Mr. White was concerned that an as built survey was not provided.
- There was lengthy discussion on carrying the application.
- The Applicant agreed that if they could not meet the approved setback, he would return to the Board.
- Mr. Clark testified that the conservation easement will not be disturbed and a fence can be erected.
- No public questions.
- There was a motion to approve the application for the requested side yard setback of 29.33ft with the condition that a temporary fence be constructed to separate the conservation easement area from the property during construction. The applicant must also provide a survey to the satisfaction of the Board

**Board of Adjustment Meeting  
January 18, 2017**

Engineer. It was seconded.

- **Roll Call:** Mr. Valcheck – yes; Mr. Suraci – yes; Mr. Gladstone – yes; Mr. Monte – yes; Ms. Cellilli – yes; Vice Chairman Herbert – yes; Chairman Dr. Sireci – yes. Motion carries.

***Nicholas and Deborah PETROCK*** – File BA-16-09 – Block 183.05, Lot 11 (*Formerly Block 183D*) – 1246 Millstone River Road. Applicant seeking ‘c’ Bulk Variance for relief from Minimum Side Yard Setback and other such variances, waivers, and approvals required to construct a detached garage on property located in the R, Residential Zoning District, listed in the *Historic Preservation Plan Element, Hillsborough Township Master Plan, Adopted April 5, 2001*, as “Site #64 – Dr. James B. Elmendorf House”. (*HPC Review 12-15-16*)

- Nicholas Petrock, Applicant, was sworn in.
- Alexander Bol, Architect, was sworn in.
- Mr. Petrock described the proposed two story, two car garage.
- Mr. Petrock testified it would be used for personal storage and the second floor would not have any temperate control.
- Mr. Petrock testified that there was a garage there that was removed eight years previous and this proposed structure will be slightly larger.
- Mr. Bol’s qualifications as an architect were accepted by the Board.
- Mr. Bol described the unique configuration of the property where the house does not face the street so the garage would not be visible from the street.
- Mr. Bol described how the garage will match the exterior of the historic house.
- **Exhibit A-1:** Color photographs
- There was a brief discussion of the existing shed.
- Mr. Bol testified that there will be no change in grade.
- No public questions.
- There was a motion to approve the application as submitted with the conditions that the second floor shall only be for storage use and the submission of an original signed and sealed survey of the property. It was seconded.
- **Roll Call:** Mr. Valcheck – yes; Mr. Suraci – yes; Mr. Gladstone – yes; Mr. Monte – yes; Ms. Cellilli – yes; Vice Chairman Herbert – yes; Chairman Dr. Sireci – yes. Motion carries.

***Christian Community Chapel Wesleyan Church, Inc.*** – File BA-16-10 – Block 147, Lot 20.01 – 121 South Branch Road. Applicant seeking Preliminary and Final Major Site Plan Approval for a church and parsonage that previously received ‘d’ Use and ‘c’ Bulk Variances on property located in the RS District. (*EC Review: 12-19-16*)

- Chris Costa, Esq., Attorney for the applicant gave a brief history of the application.
- Thomas Decker, PE, PP, Applicant’s Engineer, was sworn in.
- **Exhibit A-1:** Site Plan rendering
- Mr. Decker testified that a letter of interpretation (LOI) from NJDEP is forthcoming.
- Mr. Decker testified there will be one freestanding sign that complies in size with the township ordinance, oriented at 90 degrees to the street, downwardly lit from the top of the sign, and landscaping at the base.
- Mr. Decker discussed the needs for the requested waivers.
- **Exhibit A-2:** rendering of the site with photographs of buildings and their uses
- Mr. Decker testified the milling path would be removed and replaced with woodchips.
- There was brief discussion on the traffic, driveway striping, and parking.
- The Applicant agreed to add landscaping buffering on the north side of the property to prevent cars from driving and parking on the grass area.
- There was discussion on the porous pavement and turf-like paver blocks.
- There were questions related to fire safety.
- No questions from the public.
- Jessica Margulies, Architect, was sworn in and her qualifications were accepted by the Board.
- **Exhibit A-3:** Floor plan
- **Exhibit A-4:** Floor plan depicting division of two buildings
- There was discussion on the proposed lift as compared to a traditional elevator.
- No questions from the public.
- There was a brief discussion about the two phases of the plan.
- Ms. Maziarz summarized the requests including: all the site improvements will happen at once but the buildings will be phased; the applicant will comply with the Engineer’s comments; will comply with all modifications discussed at the hearing and with the Board Engineer; waivers requested for driveway aisle width, no buffering on the westerly side, and wheel stops in place of curbing; will comply with the Fire Marshal comments; will comply with the Planner’s comments; and no steeples are proposed or permitted.
- **Exhibit A-5:** Map indicating the property is not in D&R Canal Commission jurisdiction.
- There was a motion and a second to approve the site plan with all conditions.

**Board of Adjustment Meeting  
January 18, 2017**

- **Roll Call:** Mr. Valcheck – yes; Mr. Suraci – yes; Mr. Gladstone – yes; Mr. Monte – yes; Ms. Cellilli – yes; Vice Chairman Herbert – yes; Chairman Dr. Sireci – yes. Motion carries.

**BOARD OF ADJUSTMENT BUSINESS**  
**CORRESPONDENCE**

- None

**ADJOURNMENT**

The meeting adjourned at 9:57pm.

*Respectfully Submitted by: Caitlin Davis, Planning & Zoning Clerk  
Reviewed by: Patrick Gorman, Assistant Planner/Zoning Official*

Approved