

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
PUBLIC MEETING MINUTES
February 1, 2017

Chairman Dr. Sireci called the Board of Adjustment meeting of February 1, 2017 to order at 7:33 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 – Present	Dr. Steven Sireci, Jr., <i>Chairman</i> – Present
Helen Haines – Present	Steve Monte (Alt. 1) – Present
Curtis Suraci – Present	Philomena Cellilli (Alt. 2) – Present
Fred Gladstone – Absent	<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 Michael Lombardozi, CCR.

ACCEPTANCE OF MEETING MINUTES

January 11, 2017 – Reorganization Meeting

- There was a motion and second to approve.
- **Roll Call:** Mr. Valcheck – yes, Mr. Suraci – yes, Mr. Stamler – yes, Ms. Haines – yes, Mr. Monte – yes, Ms. Cellilli – yes, Mr. Kaminsky – yes, Vice Chairman Herbert – yes, Chairman Dr. Sireci – yes. Motion Carries.

January 11, 2017 – Regular Meeting

- There was a motion and second to approve.
- **Roll Call:** Mr. Valcheck – yes, Ms. Haines – yes, Mr. Monte – yes, Ms. Cellilli – yes, Chairman Dr. Sireci – yes. Motion carries.

January 18, 2017

- There was a motion and second to approve.
- **Roll Call:** Mr. Valcheck – yes, Mr. Suraci – yes, Mr. Mone – yes, Ms. Cellilli – yes, Mr. Kaminsky – yes, Vice Chairman Herbert – yes, Chairman Dr. Sireci – yes. Motion carries.

ACCEPTANCE OF RESOLUTIONS

- None

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

- None

PUBLIC HEARING - APPLICATIONS

Phuong NGO and Brian CHIN– File BA-16-12 – Block 207.01, Lot 107.09 – 23 Jamieson Way. Applicant seeking 'c' Bulk Variance for relief from Maximum Impervious Coverage and other such variances, waivers, and approvals required to construct a covered in-ground pool with concrete walkway on property located in the R District.

- Phuong Ngo, Applicant, was sworn in and described the proposal.
- Ms. Ngo described the polycarbonate retractable cover for the pool.
- There was discussion on the proposed amount of concrete.
- There was discussion on the proposed detention basin.
- Mr. White recommended that the property continue the sheet flow rather than create the basin.
- Ms. Ngo agreed to this condition.
- **Exhibit A-1:** Proposed polycarbonate structure plan
- There was further discussion on the structure.
- There was brief discussion of safety features.
- It was noted the applicant will have to supply signed and sealed copies of the boundary survey and topographical survey.
- No public comments.
- There was a motion to approve with all agreed upon conditions. It was seconded.
- **Roll Call:** Mr. Valcheck– yes, Mr. Suraci– yes, Mr. Stamler– yes, Ms. Haines– yes, Mr. Monte– yes, Vice Chairman Herbert– yes, Chairman Dr. Sireci – yes. Motion carries.

**Board of Adjustment Meeting
February 1, 2017**

Michael Dudzinski (Dec. 2016) – File BA-16-13 – Block 174.06, Lot 37 (formerly Block 174F) – 34 Murray Drive. Applicant seeking 'c' Bulk Variance for relief from Maximum Impervious Coverage and other such variances, waivers, and approvals required to construct a paver and brick patio around an existing in-ground pool on property located in R District.

- Michael Dudzinski, Applicant, was sworn in.
- Mr. Dudzinski testified that the existing plan does not accurately depict the garage.
- **Exhibit A-1:** Approved plan from BA-15-11 for detached garage placement
- Mr. Dudzinski gave a history of the pool.
- There was discussion on the direction of the runoff.
- Mr. Dudzinski testified that the garage does not impact the impervious coverage because driveway was removed.
- There was a lengthy discussion on the existing impervious coverage and the previous application BA-15-11.
- Mr. Gorman clarified the zoning permit approved for the pool.
- There was more discussion on the size of the patio and walkway being proposed.
- Mr. Dudzinski suggested a four foot walkway instead of the proposed eight foot walkway.
- There was discussion on what material is considered impervious.
- The Board and Mr. Dudzinski discussed where the plan could be modified to reduce the impervious coverage request.
- Chairman Dr. Sireci said that the Applicant should return with a new proposed plan and an accurate impervious coverage calculation.
- There was a motion and a second to continue the application without notice to March 1, 2017.
- All aye, none opposed. Motion carries.

BOARD OF ADJUSTMENT BUSINESS

- None

CORRESPONDENCE

- None

ADJOURNMENT

The meeting adjourned at 8:49 pm.

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