

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
PUBLIC MEETING MINUTES
March 15, 2017

Chairman Dr. Sireci called the Board of Adjustment meeting of March 15, 2017 to order at 7:34 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 – Present	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 Christina Restuccia, CCR.

ACCEPTANCE OF MEETING MINUTES

March 1, 2017

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

ACCEPTANCE OF RESOLUTIONS

BA-16-10 Christian Community Chapel Wesleyan Church, Inc

- There was a brief discussion on the resolution.
- There was a motion and second to approve.
- **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.

BA-16-12 Phuong NGO and Brian CHIN

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

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

- None

PUBLIC HEARING - APPLICATIONS

William and Kristen BANNISTER – File BA-17-02 – Block 203.14, Lot 15 (*formerly Block 203G*) – 201 Stephen Way. Applicant seeking 'c' Bulk Variance for relief from Maximum Impervious Coverage and any other variances, waivers, and approvals required to construct an in-ground pool and surrounding patio on property located in the R District.

- William Bannister, Applicant, was sworn in.
- Mr. Bannister gave a brief description of the proposal.
- The Board asked about the numbers on the plan versus the numbers provided for the existing and proposed impervious.
- There was a brief discussion on the numbers provided.
- **Exhibit A-1:** Updated plan with revised zoning analysis (impervious coverage calculations)
- There was discussion on the impervious coverage maximum for cluster developments.
- Mr. Bannister testified that Open Space abuts his property in the rear.
- There was discussion on pervious material.
- Mr. Bannister testified he will remove the existing shed and replace some of the proposed concrete patio with Trex decking.
- No public comments.
- There was a motion to approve 25% maximum impervious coverage. It was seconded.
- **Roll Call:** Mr. Valcheck – yes; Mr. Suraci – yes; Mr. Gladstone – yes; Ms. Haines – yes; Mr. Monte –

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yes; Vice Chairman Herbert – yes; Chairman Dr. Sireci – yes. Motion carries.

Christopher and Melissa PFEIL – File BA-17-03 – Block 152.02, Lot 3 (*formerly Block 152A*) – 345 Triangle Road. Applicant seeking 'c' Bulk Variance for relief from Maximum Impervious Coverage and other such variances, waivers, and approvals required to construct an addition and detached garage on property located in R District.

- Christopher and Melissa Pfeil, Applicants, were sworn in.
- Mr. Pfeil described the proposal.
- Mr. Pfeil testified that the existing shed would be removed.
- There was brief discussion on the setbacks. All structures will comply with the required setbacks.
- Mr. White noted that a grading plan must be submitted to the Engineering Department.
- Mr. Pfeil testified that a new survey will be provided.
- The Applicants testified the garage will be used for residential purposes.
- No public comments.
- There was a motion to approve with conditions of: submittal of grading plan, an updated survey, and as a residential use only. It was seconded.
- **Roll Call:** Mr. Valcheck – yes; Mr. Suraci – yes; Mr. Gladstone – yes; Ms. Haines – yes; Mr. Monte – yes; Vice Chairman Herbert – yes; Chairman Dr. Sireci – yes. Motion carries.

BOARD OF ADJUSTMENT BUSINESS

- Chairman Dr. Sireci noted that he may not be present at the April 5, 2017 meeting, in which case a temporary Chairman must be appointed because Vice Chairman Herbert is recused from the application on the agenda.

CORRESPONDENCE

- None

ADJOURNMENT

The meeting adjourned at 8:34 pm.

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