

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
PUBLIC MEETING MINUTES
May 3, 2017

Vice Chairman Herbert called the Board of Adjustment meeting of May 3, 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

Vice Chairman Herbert 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> – <i>Absent</i>
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 Michael Lombardozi, CCR.

ACCEPTANCE OF MEETING MINUTES

April 19, 2017

- There was a motion to approve as written and seconded.
- All eligible –aye, none opposed. Motion carries.

ACCEPTANCE OF RESOLUTIONS

- None

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

- None

PUBLIC HEARING - APPLICATIONS

GLOBAL ENTERPRISES, LLC – File BA-16-11 – Block 163.22, Lot 29 (*formerly Block 163*) – 424 Route 206. Applicant seeking 'c' Bulk Variance and any other variances, waivers, and approvals required to retain a previously constructed 4ft high fence in front of existing building on property located in the TC District. ***Carried from March 1, 2017 without notice.***

1. Mark Wetter, Esq., Attorney for the Applicant introduced the application.
2. Christopher Melick, PP, Planner for the Applicant was sworn in and his qualifications were accepted by the Board.
3. **Exhibit A-1:** Aerial of property and adjoining areas
4. Mr. Melick gave a brief history on the property which was developed before the Town Center (TC) District was created.
5. Mr. Melick discussed the variances requested: to permit the fence in the front yard and to permit a fence with a uniform texture, height, and appearance.
6. **Exhibit A-2:** Three (3) photographs of the fence
7. Mr. Melick discussed the parking in the two properties separated by the fence.
8. There was brief discussion on the existing curb cut between the two properties.
9. Mr. Melick testified that after careful research, it appears to never have provided cross-access between the properties.
10. There was discussion on the Town Center aspect of the Master Plan.
11. There was discussion on public safety of people walking along the shoulder of Route 206 in front of the subject property.
12. Mr. Melick testified that the Applicant would remove a few sections of the fence to make it farther away from Route 206.
13. Mr. Melick testified to the positive and negative criteria.
14. Susan Gulliford, Hunt Club Road, asked about removing portions of the fence closest to the highway.
15. Jennifer Chan, representing adjoining property, asked how much of the fence would be removed.
16. Mr. Melick testified 15 to 20ft would be removed closest to Route 206.
17. Ms. Chan noted that the existing fence blocks the view of the Carvel store at 422 Route 206 from the road.
18. Mr. Melick refuted that statement.
19. Ms. Maziarz asked if the fence would impede development of the site in compliance with the TC.
20. Mr. Melick maintained that there would be so many changes to the property to conform that the fence would not be a factor.

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21. No more questions for this witness.
22. Karen Bloom, owner of A Catered Affair at 424 Route 206, was sworn in.
23. Ms. Bloom described the issues with parking on the site due to people parking and deliveries meant for the adjoining property.
24. Ms. Bloom testified to the landscaping between the properties that had been removed.
25. There was lengthy discussion on the two parking lots.
26. No questions for this witness.
27. Jenny Jifang Chen, Owner of the Property, was sworn in.
28. Ms. Chen testified to problem with the busy parking lot.
29. Ms. Chen testified to installing signage and trees and bushes to mitigate the problems but they were removed anonymously.
30. Ms. Chen testified that she would remove some fence by the street.
31. No questions from the public.
32. Open to Public comment.
33. David Cannon, Owner of Just Subs at 422 Route 206, gave his opinion that the fence does not solve the parking problems.
34. Michelle Manyani, employee of Ab Fab Salon at 422 Route 206, was sworn in.
35. **Exhibit O-1:** Photographs taken from Ab Fab Salon of people walking along Route 206
36. Ms. Manyani testified at length to why she believed the fence should be removed.
37. **Exhibit A-3:** Photograph of the landscaped area of the property nearest Route 206
38. No more public comments.
39. The Board discussed the application.
40. There was a motion to approve the application with the condition of removal of two sections of fence near Route 206. It was seconded.
41. **Roll Call:** Mr. Valcheck – yes; Mr. Suraci – yes; Mr. Gladstone – yes; Ms. Haines –yes; Mr. Monte – yes; Ms. Cellilli – yes; Vice Chairman Herbert – yes. Motion carries.

Ampily VIJAY – File BA-17-04 – Block 207.10, Lot 15 (formerly Block 208, Lot 77.09) – 16 Ethan Court. Applicant seeking 'c' Bulk Variance for relief from Maximum Impervious Coverage and any other variances, waivers, and approvals required to construct a covered deck, patio, and walkway on property located in the R District.

1. Ampily Vijay, Applicant, was sworn in and described the application.
2. David Singer, Architect, was sworn in and his qualifications were accept by the Board.
3. Mr. Singer described the impervious coverage to be added, removed, and modified.
4. There was discussion on the existing grading and the proposed grading.
5. There was discussion on the existing swale on the property.
6. The Board requested an updated drainage plan.
7. There was discussion on how the previous property owner installed the existing patio without permits.
8. The Board questioned if the proposed impervious coverage could be reduced.
9. Mr. White requested a topographical survey and a proposed grading plan.
10. There was mention of performing a perc test if a basin is requested.
11. There was a motion and second to continue the application to June 21, 2017 without further notice. Motion carries.

BOARD OF ADJUSTMENT BUSINESS

- None

CORRESPONDENCE

- None

ADJOURNMENT

The meeting adjourned at 10:14 pm.

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