

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
PUBLIC MEETING MINUTES
September 6, 2017

Vice Chairman Herbert called the Board of Adjustment meeting of September 6, 2017 to order at 7:42 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> – Absent
Helen Haines – Absent	Steve Monte (Alt. 1) – Present
Curtis Suraci – Present	Philomena Cellilli (Alt. 2) – Present
Fred Gladstone – Present	Paul Kaminsky (Alt. 3) – Present
	Sean Horgan (Alt. 4) – Absent

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.

BOARD OF ADJUSTMENT BUSINESS

- Oath of Office – Seat Alternate #3: Paul Kaminsky

ACCEPTANCE OF MEETING MINUTES

July 19, 2017

- There was a motion and a second to approve as written.
- **Roll Call:** Mr. Valcheck – yes; Mr. Suraci – yes; Mr. Gladstone – yes; Ms. Cellilli – yes; Vice Chairman Herbert – yes. Motion carries.

ACCEPTANCE OF RESOLUTIONS

Ampily VIJAY – File #BA-17-04

- There was a motion and a second to approve as written.
- **Roll Call:** Mr. Valcheck – yes; Mr. Suraci – yes; Mr. Gladstone – yes; Ms. Cellilli – yes; Vice Chairman Herbert – yes. Motion carries.

Shawn ABLINE and Dana RASPA – File #BA-17-06

- There was discussion on the address on the resolution. There was a motion to approve with the correction to 891 Amwell Road. It was seconded.
- **Roll Call:** Mr. Valcheck – yes; Mr. Suraci – yes; Mr. Gladstone – yes; Ms. Cellilli – yes; Vice Chairman Herbert – yes. Motion carries.

Dawid and Katarzyna BOCHENKO – File #BA-17-11

- There was a motion and a second to approve as written.
- **Roll Call:** Mr. Valcheck – yes; Mr. Suraci – yes; Mr. Gladstone – yes; Ms. Cellilli – yes; Vice Chairman Herbert – yes. Motion carries.

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

- None

PUBLIC HEARING - APPLICATIONS

Steven POTAMIS & Nonna AKOPYAN - File BA-17-09 – Block 180.09, Lot 62 – 39 Boehm Way. Applicant seeking 'c' Bulk Variance for relief from Maximum Impervious Coverage and any other variances, waivers, and approvals required to construct paver walkways and a patio with an outdoor kitchen on property located in the AG District. ***Continued from July 19, 2017. Request for adjournment.***

- Robert Spengler, Esq., Attorney for the applicant requested an adjournment for the application because the Applicant's Engineer had not finished his calculations.
- Mr. Spengler granted a time of decision extension.
- There was a motion to carry to October 4, 2017 without further notice. It was seconded.
- **Roll Call:** Mr. Valcheck – yes; Mr. Suraci – yes; Mr. Gladstone – yes; Ms. Cellilli – yes; Mr. Kaminsky – yes; Vice Chairman Herbert – yes. Motion carries.

**Board of Adjustment Meeting
September 6, 2017**

Praveer MISRA (TJC Development) - File BA-17-05 – Block 207.01, Lot 107.08 – 21 Jamieson Way. Applicant seeking 'c' Bulk Variance for relief from Maximum Impervious Coverage and any other variances, waivers, and approvals required to construct a single family house, paved driveway, and concrete walk on property located in the R District.

Continued from July 19, 2017.

- Mr. Monte did not attend the July 19th meeting so is not eligible to vote.
- Mr. Kaminsky certified that he had listened to the audio of the July 19th meeting.
- Praveer Misra, Applicant, was sworn in.
- Rob Conforti, Property Owner representative, was sworn in.
- Vice Chairman Herbert reminded the Board that the application was continued because there was a question of a neighboring property owner selling land.
- Ms. Maziarz clarified that the neighboring property for sale is identified as lot 116.
- Mr. Misra discussed the easement to the pump station.
- Mr. Misra testified that he did not speak with Mr. Kolvites, the owner of lot 116.
- There was discussion on reducing the size of the house.
- Mr. Conforti testified that the house is already under construction.
- Mr. Misra testified that the portion of lot 116 that Mr. Kolvites could sell does not make any sense because of the existing pool and solar panels on the property.
- Ms. Maziarz suggested that the applicant consult a professional to evaluate the ability to buy the land.
- There was discussion on the size of the driveway.
- Anthony Margelis, 563 South Woods Road and 700 Township Line Road, was sworn in.
- There was discussion on where 700 Township Line Road is in regards to the detention basin.
- **Exhibit O-1:** Hidden Brook Site Plan copy
- Mr. Margelis testified to the drainage problems caused by the Hidden Brook development and his dealings with the developer.
- There was clarification that Exhibit O-1 was not the final approved site plan.
- **Exhibit O-2:** Letter dated September 5, 2017 written by Anthony Margelis stating drainage problems
- **Exhibit O-3:** Three (3) photographs of run-off from Hidden Brook to Township Line Road take about a year ago
- There was discussion on the exhibits presented.
- Ms. Maziarz noted that this issue may not have any bearing on the current application and is instead an enforcement issue.
- Tony Fulinello, 680 Township Line Road, also discussed the drainage problems in the area.
- Ray Kolvites, property owner of lot 116 trying to sell to the Applicant, stated that the Applicant never contacted him.
- The Applicant agreed to an extension through November 30, 2017.
- There was a motion and a second to carry the application to October 18, 2017 without further notice.
- All aye, none opposed. Motion carries.

CORRESPONDENCE

- None

ADJOURNMENT

The meeting adjourned at 8:37 pm.

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