

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

Vice Chairman Herbert called the Board of Adjustment meeting of October 18, 2017 to order at 7:38 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) – Absent
Curtis Suraci – Present	Philomena Cellilli (Alt. 2) – Present
Fred Gladstone – Present	Paul Kaminsky (Alt. 3) – Absent
	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 Lucille Grozinski, CCR.

**ACCEPTANCE OF MEETING MINUTES**

- None

**ACCEPTANCE OF RESOLUTIONS**

- None

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

- None

**PUBLIC HEARING - APPLICATIONS**

- ***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 September 6, 2017 without further notice***
  - Francis P. Linnus, Esq., Attorney for the applicant, gave a brief background on the application.
  - Mr. Linnus noted that the adjoining property owner wishing to sell land does not have enough property to sell.
  - Michael K. Ford, P.E., P.P. was sworn in.
  - **Exhibit A-1:** Illustration of Block 207.01, Lot 116, adjoining property to subject site, 2 pages
  - Mr. Ford used the exhibit to show the undersized nature of the adjoining lot as well as that it exceeds the maximum impervious coverage.
  - Mr. Ford testified that the variance can be granted without substantial detriment to the public good.
  - Mr. Ford added that these improvements are proposed at the front of the property towards Jamieson Way.
  - Tony Fulinello, 680 Township Line Road, asked about elevation and the direction of the drainage.
  - There was discussion on the existing drainage near the pump station.
  - Mr. Fulinello made comments about the original subdivision. The Board determined the issues are not related to this application.
  - Ray Kolvites, 690 Township Line Road, made comments about the piece of property given to him at the time of the original development.
  - There was discussion on the ability for Mr. Kolvites to sell his property.
  - Anthony Margelis, 700 Township Line Road, made comments about some issues on his property.
  - The Board reminded Mr. Margelis that his comments should be addressed to the Township Engineering department, not the Board of Adjustment.
  - Motion to approve with all conditions as noted by Mr. White. There was a second.
  - **Roll Call:** Mr. Valcheck – yes, Mr. Suraci – yes, Ms. Cellilli – yes, Mr. Gladstone – yes, Vice Chairman Herbert – yes. Motion carries.
- ***Chad and Kelly CORNER*** - File BA-17-14 – Block 183.01, Lot 63 (*formerly Block 183*) – 51 Anne Street. Applicant seeking 'c' Bulk Variance for relief from Maximum Impervious Coverage and any other variances, waivers, and approvals required to construct a family room addition on property located in the R District.
  - Chad and Kelly Corner, Applicants, were sworn in and described the proposal.
  - Mr. Corner testified that the gravel area next to the driveway is not used as a driveway
  - Mr. Corner agreed to get a new survey at the time of building permits or after the work is complete.

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- There was discussion on the existing survey and conditions of the property.
- Mr. Corner testified the shed has been removed.
- Mr. Corner discussed his request for 20% stating he may want to expand the patio in the future.
- Mr. Gorman and Mr. White completed some calculations based on Mr. Corner's testimony determining the proposal is close to the request of 20%.
- Ms. Maziarz discussed the provided notice.
- There was further discussion on the gravel portion by the driveway.
- Doug Eden, 55 Anne Street, stated that he thinks this is a good proposal and there are no issues with water in the area.
- There was a motion to approve the application at 19.6% with the condition to submit an updated survey after work was completed. It was seconded.
- **Roll Call:** Mr. Valcheck – yes, Mr. Suraci – yes, Ms. Cellilli – yes, Mr. Gladstone – yes, Vice Chairman Herbert – yes. Motion carries.

**BOARD OF ADJUSTMENT BUSINESS**

- None

**CORRESPONDENCE**

- None

**ADJOURNMENT**

The meeting adjourned at 8:43 pm.

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

Approved