

**HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT**  
**PUBLIC MEETING MINUTES**  
**November 1, 2017**

Chairman Dr. Sireci called the Board of Adjustment meeting of November 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 – Absent	Dr. Steven Sireci, Jr., <i>Chairman</i> – Present
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) – Present

Also in attendance: Mark Anderson, Esq., Board Attorney (Woolson Anderson Maziarz, P.C.); Patrick Gorman, Assistant Planner/Zoning Official; and Christina Restuccia, CCR.

**ACCEPTANCE OF MEETING MINUTES**

- October 4, 2017
  - There was a motion and a second to approve as written.
  - **Roll Call:** Mr. Valcheck – yes; Mr. Suraci – yes; Vice Chairman Herbert – yes; Mr. Gladstone – yes; Mr. Monte – yes; Ms. Cellilli – yes; Mr. Kaminsky – yes. Motion carries
- October 18, 2017
  - There was a motion and a second to approve as written.
  - **Roll Call:** Vice Chairman Herbert – yes; Mr. Suarci – yes; Mr. Gladstone – yes; Mr. Valcheck – yes; Ms. Cellilli – yes. Motion carries.

**ACCEPTANCE OF RESOLUTIONS**

- None

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

- None

**EXECUTIVE SESSION**

- Mr. Anderson recommended the Board enter an Executive Session to address legal matters.
- There was a motion and a second to adopt the resolution for Executive Session as detailed by Mr. Anderson.
- **Roll Call:** Mr. Valcheck – yes; Mr. Suraci – yes; Mr. Gladstone – yes; Mr. Valcheck – yes; Mr. Monte – yes; Ms. Cellilli – yes; Mr. Kaminsky – yes; Mr. Horgan – yes; Chairman Dr. Sireci – yes.
- The Board entered Executive Session at 7:39pm.

**PUBLIC HEARING - APPLICATIONS**

- **Rorschach Gallery, LLC** – File BA-17-15 – Block 177, Lot 24.02 C0002 (formerly Lot 24N) – 856 Route 206, Building B. Applicant seeking 'd' Use Variance for a Non-Permitted Use and any other variances, waivers, and approvals required to operate a tattoo shop on property located in the C-1 District.
  1. Michael Austin, Esq., Attorney for the Applicant introduced the application.
  2. Brian Mahovetz, Business Owner, was sworn in and gave background on his business.
  3. **Exhibit A-1:** Floor plan
  4. Mr. Mahovetz described the daily operations of the business.
  5. Mr. Mahovetz discussed the privacy room for cosmetic tattoos.
  6. Mr. Mahovetz testified that the hours of operation are seven days a week, 12 to 8pm.
  7. Mr. Mahovetz discussed the sanitary and safety precautions for the business.
  8. There was discussion on tattoo removal performed at the tattoo shop which does not use lasers.
  9. Mr. Mahovetz described related body art services including piercings.
  10. There was discussion on the art gallery portion of the proposal.
  11. Henry Hinterstein, PP, Planner for the applicant, was sworn in.
  12. Mr. Hinterstein discussed the existing uses in the shopping center.
  13. Mr. Hinterstein testified that the only exterior changes would include a sign for the business.
  14. Mr. Hinterstein testified that there are no substantial detriments as a result of this proposed use and that the site is particularly suited for a body art studio.

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15. There was discussion on the proposal to change the entrance.
16. Open to public.
17. Susan Gulliford, Hunt Club Road, asked several questions about logistics, business operations, and waste storage and removal.
18. Mr. Mahovetz discussed the entrances of the office and answered Ms. Gulliford's questions.
19. There was a motion and a second to approve.
20. **Roll Call:** Mr. Valcheck – yes, Mr. Suraci – yes, Mr. Gladstone – yes, Mr. Herbert – yes, Mr. Monte – yes, Ms. Cellilli – no, Chairman Dr. Sireci – yes. Motion carries.

**BOARD OF ADJUSTMENT BUSINESS**

- None

**CORRESPONDENCE**

- None

**ADJOURNMENT**

The meeting adjourned at 8:56 pm.

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

Approved