

**HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT**  
**PUBLIC MEETING MINUTES**  
**May 2, 2018**

Chairman Monte called the Board of Adjustment meeting of May 2, 2018 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 Monte 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	Steve Monte, <i>Chairman</i> – Present
Helen Haines – Absent	Philomena Cellilli (Alt. 1) – Present
Curtis Suraci – Present	Paul Kaminsky (Alt. 2) – Present
Fred Gladstone – Present	Sean Horgan (Alt. 3) – Present
	Raj Deb (Alt. 4) – Arrived at 7:36pm

Also in attendance: Mark Anderson, Esq., Board Attorney (Woolson Anderson, P.C.); Patrick Gorman, Assistant Planner/Zoning Official/Board of Adjustment Secretary/Clerk; William H. R. White, III, P.E., C.M.E., Board Engineer (Maser Consulting, P.A.); and Tina Restuccia, CCR.

**ACCEPTANCE OF MEETING MINUTES**

- **April 4, 2018**
  - There was a motion and a second to approve as written.
  - **Roll Call:** Mr. Suraci – yes, Mr. Gladstone – yes, Mr. Valcheck – yes, Ms. Cellilli – yes, Mr. Horgan – yes, Vice Chairman Herbert – yes, Chairman Monte – yes. Motion carries.

**ACCEPTANCE OF RESOLUTIONS**

- None

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

- None

**PUBLIC HEARING - APPLICATIONS**

- **Upendra and Ashwini BELHE** – File BA-18-03 – Block 205.27, Lot 12 – 12 McCarles Drive. Applicant seeking ‘c’ Bulk Variance for relief from Maximum Impervious Coverage and any other variances, waivers, and approvals required to construct a sunroom addition on property located in the RA District.
  1. Upendra Belhe, Applicant, was sworn in and described the application.
  2. There was discussion on the submitted plan and impervious coverage calculation.
  3. The Board expressed concern about the measurements of the driveway and walkway because they were hand drawn and may not be accurate.
  4. The Board requested that the Applicant come back with an updated survey and an accurate impervious coverage calculation.
  5. Mr. Anderson explained that an amended application and re-notice would be required if a higher impervious coverage is actually required.
  6. There was a motion and a second to continue the application to June 6, 2018 without further notice unless required by an amendment of the application.
  7. All aye, none opposed. Motion carries.
- **John A. ARMENTI** – File BA-18-04 – Block 156, Lot 25 – 16 Crestwood Avenue. Applicant seeking ‘c’ Bulk Variance for relief from Minimum Side Yard Setback and any other variances, waivers, and approvals required to construct a new attached two car garage on property located in the CR District.
  1. John Armenti, Applicant, was sworn in and described the application.
  2. There was brief discussion on the fire damage of the home.
  3. The Board discussed the garaging capacity of the property.
  4. There was discussion on the existing and proposed impervious coverage which is below the maximum allowed.
  5. Mr. Armenti testified that the survey from 2011 accurately represents the property.
  6. The Board discussed the existing side yard setback.
  7. There was brief discussion on the grading of the property.
  8. No public questions.
  9. There was a motion to approve the application for a 17ft side yard setback.

**Board of Adjustment Meeting  
May 2, 2018**

10. Roll Call: Mr. Valcheck – yes, Mr. Suraci – yes, Mr. Gladstone – yes, Ms. Cellilli – yes, Mr. Kaminsky – yes, Vice Chairman Herbert – yes, Chairman Monte – yes. Motion carries.

**The Board went into Executive Session from 8:10 to 8:37pm.**

- **Martin WILLIAMS (Interpretation)** – File BA-18-06 – Block 174.01, Lot 2 – 202 Daval Road. Applicant seeking INTERPRETATION of 188-3 definitions of rear and side yards on a corner lot in order to construct a sunroom on property located in the R District.
  1. Martin Williams, Applicant, was sworn in.
  2. Dan Fortunato, Architect for the applicant, was sworn in.
  3. Mr. Anderson briefly summarized the legal aspects with this interpretation, described the differences between a variance application and an interpretation, and clarified what the Board's obligation.
  4. Mr. Gorman described the history of the property and the different requirements for a sunroom and a deck in the ordinance.
  5. Mr. Fortunato described the project.
  6. Mr. Anderson reminded the applicant that construction materials and what is being proposed is not relevant to this hearing.
  7. Mr. Williams testified that he lived in the house since it was constructed.
  8. There was discussion on the orientation of this house compared to the neighboring houses.
  9. **Exhibit B-1:** Aerial of 202 Daval Road and neighboring lots
  10. The Applicant discussed the property using the exhibit.
  11. Mr. Fortunato gave his qualifications as an architect and they were accepted by the Board.
  12. There was a lengthy discussion on the yard definitions in 188-3 and how it applies to this lot.
  13. There was clarification that the Board is not determining what and where the front yard is.
  14. No public questions.
  15. There was a motion that the Board's interpretation is that the proposed construction is in the rear yard. It was seconded.
  16. **Roll Call:** Mr. Valcheck – yes, Mr. Suraci – yes, Mr. Gladstone – yes, Ms. Cellilli – yes, Mr. Kaminsky – yes, Vice Chairman Herbert – yes, Chairman Monte – yes. Motion carries.

**BOARD OF ADJUSTMENT BUSINESS**

- None

**CORRESPONDENCE**

- The New Jersey Planner, March/April Edition

**ADJOURNMENT**

The meeting adjourned at 9:32 pm.

*Respectfully Submitted by: Caitlin Vaz, Planning & Zoning Clerk*

*Reviewed by: Patrick Gorman, Assistant Planner/Zoning Official/Board of Adjustment Secretary/Clerk*