

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
PUBLIC MEETING MINUTES
June 6, 2018

Chairman Monte called the Board of Adjustment meeting of June 6, 2018 to order at 7:32 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 – Present	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) – Present

Also in attendance: Mark Anderson, Esq., Board Attorney (Woolson Anderson, P.C.); David K. Maski, PP, AICP, Planning Director; William H. R. White, III, P.E., C.M.E., Board Engineer (Maser Consulting, P.A.); and Susan Baber, CCR.

ACCEPTANCE OF MEETING MINUTES

- **May 2, 2018 – Regular Meeting**
 - 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. Kaminsky – yes, Vice Chairman Herbert – yes, Chairman Monte – yes. Motion carries.
- **May 2, 2018 – Executive Session**
 - 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. Kaminsky – yes, Vice Chairman Herbert – yes, Chairman Monte – yes. Motion carries.

ACCEPTANCE OF RESOLUTIONS

- **John ARMENTI – File #BA-18-04**
 - There was a motion and second to approve as drafted.
 - **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.
- **Martin WILLIAMS – File #BA-18-06**
 - There was a motion and second to approve as drafted.
 - **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.

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. ***Withdrawn***
 1. Chairman Monte announced that this application has been withdrawn.
- **Estate of George R. FARLEY** – File BA-18-01 – Block 34, Lots 1 & 20 – 28 Equator Avenue. Applicant seeking ‘c’ Bulk Variances for relief from Minimum Lot Size, Minimum Lot Width, and Minimum Front Yard Setback to construct a new single-family dwelling and relief from Minimum Front Yard and Side Yard Setbacks for an existing garage and any other related variances, waivers, and approvals, on property located in the CR District.
 1. Erik Frins, Esq., Attorney for the Estate of George Farley, introduced the application.
 2. Christopher A. Melick, PP, was sworn in and his qualifications were accepted by the Board.
 3. Mr. Melick gave background on the property, testified the lots would be merged, and explained the requested variances.
 4. There was clarification on the variance requested for minimum front yard setback for both the proposed house and existing garage.
 5. Mr. Melick testified that there is public sewer and an existing well.
 6. There was a brief discussion on the paper street.
 7. No public questions.
 8. There was a motion to approve as submitted.
 9. **Roll Call:** Mr. Valcheck – yes, Mr. Suraci – yes, Mr. Gladstone – yes, Ms. Haines – yes, Ms. Cellilli – yes, Vice Chairman Herbert – yes, Chairman Monte – yes. Motion carries.

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

- **3087 Route 22, LLC (Permadur/Sissco)** – File BA-18-05 – Block 142, Lots 28, 29, 31.01, 31.02 – 186-192 Route 206 Applicant seeking Preliminary and Final Major Site Plan Approval and ‘d’(6) Variance for exceeding the maximum height and any other variances, waivers, and approvals required to consolidate lots and construct a new manufacturing facility and related parking lot on property located in the I-1 District. (EC Review: 4-23-18)
 1. Michael O’Grodnick, Esq., Attorney for the Applicant introduced the application.
 2. William A. Schneider, Owner/Applicant, was sworn in and gave a history of the company.
 3. **Exhibit A-1:** Photograph of fabricating floor/overhead cranes
 4. **Exhibit A-2:** Photograph of crane built for United Airlines
 5. **Exhibit A-3:** Photograph of truck
 6. Mr. Schneider described the existing business.
 7. Mr. Schneider testified that if this proposal is approved, the existing building would be leased to a new tenant.
 8. No public questions.
 9. Carmine Cerminara, Architect, was sworn in and his qualifications were accepted by the Board.
 10. **Exhibit A-4:** Copy of plan submitted with application, Phase I & II floor plans
 11. **Exhibit A-5:** Colored version of plan submitted with application
 12. **Exhibit A-6:** Clear glass for the windows
 13. **Exhibit A-7:** Red textured brick for the outside of the building
 14. **Exhibit A-8:** Cut sheet with standard colors with almond color indicated
 15. Mr. Cerminara described the proposed building and signage.
 16. There was clarification on the total proposed size of the new building, which is 97,896 sq. ft.
 17. There was brief discussion on the three phases.
 18. No public questions.
 19. Tom Decker, PE, was sworn in and his qualifications were accepted by the Board.
 20. **Exhibit A-9:** Site exhibit with NJDOT alignment
 21. **Exhibit A-10:** Site exhibit dated June 5, 2018
 22. There was discussion about the access for this property and NJDOT’s proposed jug handle.
 23. Mr. Decker testified about the requested variances.
 24. Mr. Decker testified that the height variance could be granted without substantial detriment to the public good or impairment to the intent of the zone plan and ordinance.
 25. There was discussion on the proposed parking, loading areas, and requested waivers.
 26. Mr. Decker addressed the D&R Canal Commission’s outstanding comments.
 27. Mr. Decker discussed the tree mitigation and testified that it will be addressed.
 28. There was testimony on the lighting and signage.
 29. There was discussion on whether or not the site was historically significant.
 30. Mr. Decker addressed the comments from the Environmental Commission and Fire Marshal and testified the Applicant will comply.
 31. Christopher Esposito, Environmental Mediation Professional, was sworn in and his qualifications were accepted by the Board.
 32. Mr. Esposito testified that neither structure is historic.
 33. Mr. Esposito testified that an environmental assessment was not required.
 34. No public questions.
 35. Gary Dean, Traffic Engineer, was sworn in and his qualifications were accepted by the Board.
 36. Mr. Dean referred to exhibits A-9 and A-10 in his testimony on the impact of this site on traffic before and after the NJ DOT completes its work.
 37. No public questions.
 38. Mr. Maski summarized the request for the Board as follows: variances for minimum front yard, minimum rear yard and building height and waivers for driving aisle, parking spaces, and the basin slope of 3-to-1.
 39. There was a motion and a second to approve the application with the variances and waivers noted.
 40. **Roll Call:** Mr. Valcheck – yes, Mr. Suraci – yes, Mr. Gladstone – yes, Ms. Haines – yes, Ms. Cellilli – yes, Vice Chairman Herbert – yes, Chairman Monte – yes. Motion carries.

BOARD OF ADJUSTMENT BUSINESS

- None

CORRESPONDENCE

- None

ADJOURNMENT

The meeting adjourned at 10:15 pm.