

**HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT**  
**PUBLIC MEETING MINUTES**  
**July 18, 2018**

Mark Anderson, Esq., called the Board of Adjustment meeting of July 18, 2018 to order at 7:33pm. All stood for the Pledge of Allegiance. The meeting took place in the Courtroom of the Municipal Complex.

**NOTICE OF MEETING**

Mr. Anderson 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> – Absent	Frank Valcheck – Present
John Stamler – Absent	Steve Monte, <i>Chairman</i> – Absent
Helen Haines – Present	Philomena Cellilli (Alt. 1) – Present
Curtis Suraci – Absent	Paul Kaminsky (Alt. 2) – Present
Fred Gladstone – Present	Sean Horgan (Alt. 3) – Absent
	Raj Deb (Alt. 4) – Present

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

**BOARD OF ADJUSTMENT BUSINESS**

- Elect a Chairman Pro Tem.
  - There was a motion and a second to nominate Ms. Haines.
  - **Roll Call:** Mr. Valcheck – yes, Mr. Gladstone – yes, Ms. Cellilli – yes, Mr. Kaminsky – yes, Mr. Deb – yes, Ms. Haines – yes. Motion carries.

**ACCEPTANCE OF MEETING MINUTES**

- **June 5, 2018**
  - There was a motion and a second to approve as written.
  - All aye, none opposed. Motion carries.

**ACCEPTANCE OF RESOLUTIONS**

- **George Farley – File #BA-18-01**
  - There was a motion and second to approve as drafted.
  - **Roll Call:** Mr. Valcheck – yes, Mr. Gladstone – yes, Ms. Cellilli – yes, Ms. Haines – yes. Motion carries.
- **3087 Route 22, LLC (Permadur/Sissco) – File #BA-18-05**
  - There was a motion and second to approve as drafted.
  - **Roll Call:** Mr. Valcheck – yes, Mr. Gladstone – yes, Ms. Cellilli – yes, Ms. Haines – yes. Motion carries.

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

- None

**PUBLIC HEARING - APPLICATIONS**

- **Matthew KREILEIN & Stefanie JOHNSEN** – File BA-18-09 – Block 204.06, Lot 70 (*formerly Block 204H, Lot 8*) – 14 Huntsman Lane. Applicant seeking ‘c’ Bulk Variance for relief from Maximum Impervious Coverage and any other variances, waivers, and approvals required to construct an addition on property located in the R District.
  1. Matthew Kreilein and Stefanie Johnsen Kreilein, Applicants, were sworn in.
  2. Scott Eichlin was sworn in.
  3. The Applicants described the proposal.
  4. Mr. Gorman gave a brief history of the property including the previously approved variance.
  5. Mr. Kreilein testified that the property was purchased in its current condition.
  6. There was discussion on the proposed future shed.
  7. There was a lengthy discussion on the gravel portion of the driveway that extends into the stormwater and sewer easement on the property.
  8. The applicants testified they are unable to buy or sell any land.
  9. The Board expressed concern over the request of 27% impervious coverage where 15% is permitted in the zone.
  10. No public questions or comments.
  11. Ms. Johnsen Kreilein described the house as a cape cod and testified this addition would keep the aesthetic intended when it was built.
  12. Mr. Mele discussed the requirement of a grading plan as a condition of approval.

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13. There was further discussion on the portion of the drive that extends into the easement which the Board does not have jurisdiction to allow with this application.
14. Mr. Anderson clarified that to keep the encroachment into the easement, the applicant would need to gain permission from the owner of the easement as well as apply to the Board of Adjustment to modify the condition from the previous approval.
15. There was discussion on carrying the application to allow modifications.
16. Mr. Anderson clarified that further notice will be required if the application is modified to include the removal of a condition from resolution #BA-03-39.
17. The application was carried to a date uncertain with further notice.

- **Martin & Virginia WILLIAMS** – File BA-18-10 – Block 174.01 (formerly 174I), Lot 2 – 202 Daval Road. Applicant seeking ‘c’ Bulk Variance for relief from Minimum Rear Yard Setback and any other variances, waivers, and approvals required to construct a sunroom and porch on property located in the R District.
  1. Martin Williams, Applicant was sworn in.
  2. Daniel Fortunato, Architect, was sworn in and his qualifications were accepted by the Board.
  3. Mr. Williams described the proposal and his previous application for an interpretation.
  4. Mr. Williams testified to the unique nature of the lot that prevents the addition from meeting the required setbacks.
  5. No public questions.
  6. There was a motion to approve as submitted. It was seconded.
  7. **Roll Call:** Mr. Valcheck – yes, Mr. Gladstone – yes, Ms. Cellilli – yes, Mr. Kaminsky – yes, Mr. Deb – yes, Acting Chairman Haines – yes. Motion carries.
  
- **Phuong NGO & Brian CHIN** – File BA-18-11 – Block 207.01, Lot 107.09 – 23 Jamieson Way. Applicant seeking ‘c’ Bulk Variance for relief from Maximum Impervious Coverage and any other variances, waivers, and approvals required to construct a new front walkway, rear patio, and driveway expansion on property located in the R District.
  1. Phuong Ngo and Brian Chin, Applicants, were sworn in.
  2. Mr. Anderson clarified that Mr. Chin is the property owner and permitted to present himself and can call any factual witnesses he would like
  3. Ms. Ngo described the application.
  4. Ms. Ngo testified that the 2016 application was only for the pool and this application is for the long-term plan for the property.
  5. The Applicants suggested a smaller driveway expansion to reduce the amount of impervious coverage requested.
  6. The Board expressed concern about the application’s large impervious coverage request.
  7. The Applicant suggested modifying the application to reduce amount of impervious proposed.
  8. Mr. Mele reviewed the engineering concerns in Mr. White’s report
  9. There was discussion on providing a signed and sealed plan.
  10. There was brief discussion on the utility easement at the front of the property.
  11. The application was carried to October 3, 2018 without further notice.

**CORRESPONDENCE**

- None

**ADJOURNMENT**

The meeting adjourned at 9:01 pm.

*Respectfully Submitted by Caitlin Vaz, Planning & Zoning Clerk  
Reviewed by Patrick Gorman, Assistant Planner/Zoning Official/Board of Adjustment Secretary*