

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
PUBLIC MEETING MINUTES
October 3, 2018

Chairman Steve Monte called the Board of Adjustment meeting of October 3, 2018 to order at 7:34pm. 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, *Vice Chairman* – Present
John Stamler – Absent
Helen Haines – Absent
Curtis Suraci – Present
Fred Gladstone – Absent

Frank Valcheck – Present
Steve Monte, *Chairman* – Present
Philomena Cellilli (Alt. 1) – Present
Paul Kaminsky (Alt. 2) – Absent
Seat Alternate 3 – Vacant
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; William H.R. White, III, PE, CME, Board Engineer (Maser Consulting, P.A.); and Tina Restuccia, CCR.

ACCEPTANCE OF MEETING MINUTES

- **September 5, 2018**
 - There was a motion and a second to approve as written.
 - **Roll Call:** Mr. Valcheck – yes, Mr. Suraci – yes; Mr. Gladstone – yes, Mr. Kaminsky – yes; Ms. Haines – yes; Ms. Cellilli – yes. Motion carries.

DISPOSITION OF RESOLUTIONS

- **2301 Kings Highway LLC (Claremont Towers) – File #BA-18-07**
 - There was discussion on who was eligible to vote.
 - There was a motion and a second to approve the resolution with the voting record corrected.
 - **Roll Call:** Mr. Valcheck – yes, Mr. Suraci – yes, Ms. Cellilli – yes; Vice Chairman Herbert – yes, Chairman Monte – yes. Motion carries.
- **Jason SMITH – File #BA-18-08**
 - There was a motion and a second to approve the resolution with the voting record corrected.
 - **Roll Call:** Mr. Valcheck – yes, Mr. Suraci – yes, Ms. Cellilli – yes; Vice Chairman Herbert – yes, Chairman Monte – yes. Motion carries.
- **Robert and Glenys MANFRE – File #BA-18-12**
 - There was a motion and a second to approve the resolution with the voting record corrected.
 - **Roll Call:** Mr. Valcheck – yes, Mr. Suraci – yes, Ms. Cellilli – yes; Vice Chairman Herbert – yes, Chairman Monte – yes. Motion carries.

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

- None

PUBLIC HEARING - APPLICATIONS

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. *Continued from July 18, 2018 without notice. Adjourned to December 5, 2018 with further notice.*

1. The Board briefly discussed this application and the potential for changes in the proposals as well as the length of time since the last hearing.
2. The application was carried with further notice.

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Brenden RUH – File BA-17-07 – Block 175.18, Lot 8.01 – 346 South Branch Road. Applicant seeking Minor Site Plan Approval and a ‘d’ Use Variance to operate a landscaping business and continue the use of a single-family residence on the property and a ‘c’ Bulk Variance for relief from Minimum Side Yard Setback to construct storage containers on a property located in the R District. (EC Review: 2-26-18) ***Continued from September 7, 2018 without further notice. Request for adjournment to November 7, 2018 without notice.***

1. Alex Fischer, Esq. requested an adjournment to November 7th without further notice due to the fact that the Board does not have a full complement tonight.
2. Mr. Fisher signed an extension for this application.
3. The application was carried without notice.

Carmela & Russell SURACE, Jr. – File BA-18-14 – Block 61, Lot 2 – 118 Hammler Road. Applicant seeking ‘c’ Bulk Variance for relief from Maximum Impervious Coverage and any other variances, waivers, and approvals required to construct a single-story addition on a property located in the R District.

1. Russell Surace, Jr. and Carmela Surace were sworn in and described the proposal.
2. Mr. Surace testified that the additional impervious coverage is equal to 80 sq. ft. because most of the addition will be constructed over an existing patio.
3. There was discussion on the existing run off on the property.
4. There was discussion on the existing percentage of impervious on the property.
5. It was clarified the request is for 17.33% maximum impervious.
6. No public questions.
7. There was a motion and second to approve.
8. **Roll call:** Mr. Valcheck – yes; Mr. Herbert – yes; Mr. Suraci – yes; Ms. Cellilli – yes; Mr. Deb – yes; Chairman Monte – yes. Motion carries.

Deepa BHARATH & Bharath SRITHARAN – File BA-18-15 – Block 205.26, Lot 3 – 5 Mc Carles Drive. Applicant seeking ‘c’ Bulk Variance for relief from Maximum Impervious Coverage and any other variances, waivers, and approvals required to construct a patio surrounding a proposed in-ground pool on property located in the RA District.

1. Deepa Bharath and Bharath Sritharan were sworn in.
2. Ms. Bharath described the proposal.
3. There was discussion on the existing percentage and how that number was calculated.
4. There was discussion on the impervious that is proposed to be removed as part of this application.
5. Ms. Bharath testified there is no issue with drainage on the property.
6. Mr. Gorman explained more testimony was required regarding the need for a variance.
7. Ms. Bharath explained that her lot is smaller than the neighboring lots.
8. There was discussion on the response from abutting property owners.
9. No public comments.
10. There was clarification that the request is only for impervious coverage and not related to the pool itself.
11. There was a motion and second to approve.
12. **Roll call:** Mr. Valcheck – yes; Mr. Herbert – yes; Mr. Suraci – yes; Ms. Cellilli – yes; Mr. Deb – yes; Chairman Monte – yes. Motion carries.

3 RONSON, LLC (Red Bank Vet) – File BA-18-16 – Block 200.10, Lots 5.01 & 5.02 – 649 Route 206. Applicant seeking Amended Major Site Plan Approval, ‘d’ Use Variance, and any other variances, waivers, or approvals required to operate a veterinary hospital in an existing tenant location and complete related site work on property located in the TC District.

1. Steven Tripp, Esq. described the application and gave brief history on the property.
2. There was a brief discussion on whether this application will be carried to allow a full complement to be available to vote.
3. Thomas Decker, PE, Applicant’s engineer was sworn in and his qualifications were accepted by the Board.
4. **Exhibit A-1:** Colored site plan (colorized version of sheet 1 from the application packet)
5. Mr. Decker described the property, parking, and site improvements.
6. Mr. Decker testified to the waiver request for signs in the parking lot for designated parking spaces.
7. Mr. Decker testified that the proposal eliminates one parking space but leaves the shopping center in compliance with the number of spaces required.
8. Mr. Decker described the proposed emergency generator.
9. Mr. Decker testified that the current shopping center is lit 24 hour a day and that will not change.
10. There was a lengthy discussion on adding additional reserved spaces and eliminating one parking spot.
11. Open to the public.
12. Susan Gulliford, Hunt Club Road, asked what kinds of animals will be treated and Mr. Decker said he would defer to the business owner.
13. Ms. Gulliford asked about the nearest grassy area and the proposed crosswalk.
14. Dr. Hoffman, Veterinarian and VP for Facilities and Infrastructure for Compassion First, was sworn in.

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15. Dr. Hoffman described the business, its current location in Hillsborough, and why they are looking to move into this shopping center.
16. Dr. Hoffman testified that being set back off the road is no problem because they do not rely on drive by business.
17. Dr. Hoffman testified that most patients are dogs and cats and occasionally they see small animals like ferrets and rabbits.
18. Dr. Hoffman described the business including number of employees, hours of operations, overnight patients, the need for reserved spaces, and proposed floor plan including indoor walking area.
19. There was discussion on the disposal of medical waste.
20. No public questions.
21. Sean Moronski, PP, was sworn in and his qualifications were accepted by the Board.
22. Mr. Moronski testified that this site is particularly suited for the veterinary hospital use.
23. Mr. Moronski testified that the site is well located in town, adds in the revitalization of this shopping center, and includes ample parking.
24. For the negative criteria, Mr. Moronski testified there is no detriment to the public good, the proposed use does not change the character of the site, and the proposed use is similar in nature to professional offices.
25. Mr. Moronski noted that there is no detriment to the neighboring grocery store especially because the veterinary hospital requires a clean and sterile environment.
26. There was lengthy discussion on the ordinance that does not permit medical uses within 100ft of Route 206.
27. There was discussion on site selection.
28. Mr. Moronski briefly discussed the future proposed development of 44 housing units on this property, which is not part of this application and would not have any impact on the veterinary hospital.
29. No public questions.
30. Sonny Adoni, Property Owner, was sworn in.
31. Mr. Adoni testified that he spoke with the two big tenants on the property and neither were against the veterinary hospital.
32. There was brief discussion on future expansion of the use and what would require Board approval.
33. The application was carried to November 7, 2018 without future notice.

BOARD OF ADJUSTMENT BUSINESS

- **Hillsborough Crossings, LLC – BA-18-13 – Special meeting request – November and December dates**
 - Mr. Gorman noted that this application has been deemed complete and summarized the request for a special meeting.
 - Mr. Gorman briefed the Board on the upcoming scheduled meetings.
 - The Board raised concerns with the dates in November and December being close to holidays.
 - There was a motion and a second to deny the request for a special meeting. All aye, none opposed. Motion carries.

CORRESPONDENCE

- The New Jersey Planner July/August Edition

ADJOURNMENT

The meeting adjourned at 10:11pm.

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