

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
PUBLIC MEETING MINUTES
November 7, 2018

Chairman Steve Monte called the Board of Adjustment meeting of November 7, 2018 to order at 7:35pm. 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 – Present
Helen Haines – Present
Curtis Suraci – Present
Fred Gladstone – Present

Frank Valcheck – Present
Steve Monte, *Chairman* – Present
Philomena Cellilli (Alt. 1) – Present
Paul Kaminsky (Alt. 2) – Present
Seat Alternate 3 – Vacant
Raj Deb (Alt. 4) – Absent

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

- **October 3, 2018**
 - There was a motion and a second to approve as written.
 - **Roll Call:** Mr. Valcheck – yes, Mr. Suraci – yes; Ms. Cellilli – yes; Vice Chairman Herbert – yes; Chairman Monte – yes. Motion carries.

DISPOSITION OF RESOLUTIONS

- **Carmela and Russell SURACE – File BA-18-14**
 - There was a motion and a second to approve the resolution as written.
 - **Roll Call:** Mr. Valcheck – yes, Mr. Suraci – yes; Ms. Cellilli – yes; Vice Chairman Herbert – yes; Chairman Monte – yes. Motion carries.
- **Deepa BHARATH & Bharath SRITHARAN – File BA-18-15**
 - There was a motion and a second to approve the resolution as written.
 - **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

Faustino VASQUEZ – File BA-18-02 – Block 198, Lot 4 – 295 Amwell Road. Applicant seeking Amended Major Site Plan Approval, ‘d’ Use Variance, ‘c’ Bulk Variance, and any other variances, waivers, or approvals required to expand the existing landscaping business previously approved by BA-07-30 on property located in the CDZ District. *EC Revised: 10-22-18* **Request to adjourn to a date certain.**

1. Richard Schatzman, Esq., Attorney for the Applicant explained to the Board that a professional report requested sound testing and the applicant is finalizing hiring a Sound Engineer so an adjournment is requested.
2. Mr. Schatzman agreed to an extension for the time of decision through February 28, 2019.
3. There was a motion and a second to carry this application to the January 16, 2019. All aye, none opposed. Motion carries.

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)* **Carried from October 3, 2018 without notice.**

1. Alex Fischer, Esq., Attorney for the applicant, summarized the application request.
2. Chris Melick, PP, previously sworn, presented the wetlands map to the Board.
3. **Exhibit A-3:** Wetlands Map
4. Mr. Melick described the wetlands, which are smaller than previously believed.

**Board of Adjustment Meeting
November 7, 2018**

5. There was discussion on the fence on the west property boundary.
6. Mr. Melick testified the fence would extend back as far as possible without interfering with the wetlands, buffer, or pipeline easement.
7. Mr. Gorman asked Mr. Melick to clarify some of the proofs used as part of the use variance.
8. There will be no outside storage.
9. There was lengthy discussion on the shared driveway easement and moving the driveway over.
10. Mr. Melick marked on Exhibit A-3 where the fence would be constructed.
11. Mr. Melick agreed that the fence will be constructed 10 feet off of the parking lot.
12. No public questions.
13. Margaret Rothblatt, Longfield and South Branch, was sworn in and complimented Mr. Ruh's character and existing business.
14. Closed to the public.
15. There was discussion on commercial vehicles.
16. Mr. Ruh, still sworn, answered the Board's questions about hours of operation, lighting, and signage.
17. No public questions or comments.
18. There was a motion to approve with the following conditions: approved LOI, fence as discussed, no outside storage of materials, relocation of the driveway and impervious coverage to remain below maximum, maximum of 6 commercial or employee vehicles, and 9 parking spaces. It was seconded.
19. **Roll Call:** Mr. Valcheck – yes, Mr. Suraci – yes, Mr. Gladstone – yes, Vice Chair Herbert – yes, Mr. Stamler – yes, Ms. Haines – 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.
Continued from October 3, 2018 without notice.

1. After a five-minute recess, Donna Jennings, Esq., Attorney for the Applicant introduced the application.
2. Ms. Haines, Mr. Stamler, Mr. Gladstone, and Mr. Kaminsky all verified they read the transcript of the previous meeting.
3. Ms. Jennings presented a letter from Michael Carr, Hillsborough Township Health Department. A copy was provided to the Board and professionals.
4. The letter states the Health Department noticed no issues that would preclude the unit being used as a veterinary hospital.
5. There is discussion on required inspections and the locations available for dog walking both indoor and outdoor.
6. Ms. Jennings summarized the application and testimony.
7. There was a motion and a second to approve the application as submitted.
8. **Roll Call:** Mr. Valcheck – yes, Mr. Suraci – yes, Mr. Gladstone – yes, Vice Chair Herbert – yes, Mr. Stamler – yes, Ms. Haines – yes, Chairman Monte – yes. Motion carries.

BOARD OF ADJUSTMENT BUSINESS

- None

CORRESPONDENCE

- None

ADJOURNMENT

The meeting adjourned at 9:18pm.

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