

**HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT**  
**PUBLIC MEETING MINUTES**  
**December 5, 2018**

Chairman Steve Monte called the Board of Adjustment meeting of December 5, 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 – Present  
Helen Haines – Present  
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.); David K. Maski, PP, AICP, Planning Director; William H.R. White, III, PE, CME, Board Engineer (Maser Consulting, P.A.); and Tina Restuccia, CCR.

**ACCEPTANCE OF MEETING MINUTES**

- **November 7, 2018**
  - There was a motion and a second to approve as written.
  - **Roll Call:** Mr. Valcheck – yes, Mr. Suraci – yes; Mr. Stamler – yes; Ms. Haines – yes; Ms. Cellilli – yes; Vice Chairman Herbert – yes; Chairman Monte – yes. Motion carries.

**DISPOSITION OF RESOLUTIONS**

- None

**BOARD OF ADJUSTMENT BUSINESS**

- **Phuong NGO & Brian CHIN** – File BA-18-11 – Block 207.01, Lot 107.09 – 23 Jamieson Way. Extension request.
  1. Mr. Chin explained the notice wasn’t provided 10 days in advance.
  2. Mr. Maski suggested an extension through March 31, 2019. Mr. Chin agreed.
  3. There was a brief discussion about a new meeting date.
  4. All were in favor of the extension.

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

- None

**PUBLIC HEARING - APPLICATIONS**

**Hillsborough Crossings, LLC (Mazey)** – File BA-18-13 – Block 178, Lots 17.01 & 18 – 692 Route 206. Applicant seeking Preliminary and Major Site Plan Approval, ‘d’ Use Variances, and any other variances, waivers, or approvals required to construct a mixed-use building on property located in the GA District. *EC Review: 10-22-18*

1. Kevin Morse, Esq., Slavin & Morse, attorney for the applicant introduced the application.
2. William Lane, PE, Applicant’s Engineer, was sworn in and his qualifications were accepted by the Board.
3. **Exhibit A-1:** Hillsborough Crossings existing conditions
4. **Exhibit A-2:** Hillsborough Crossings proposed conditions
5. Mr. Lane described the property using the exhibits.
6. There was brief discussion on the entrance and exit onto Route 206. The Board expressed a preference for a right turn entrance and right turn exit only.
7. Mr. Lane testified about the proposed lighting, stormwater basin, and removal of the existing parking lot.
8. There was discussion about the traffic report. It was clarified that Mr. Lane did not prepare the traffic report.
9. Mr. Morse agreed to make the traffic engineer available at the next hearing to answer traffic related questions.
10. It was noted that the applicant has all outside agency approvals except for NJDOT at this time.
11. The Applicant agreed that all utilities, basins, and fire hydrants will be privately owned.
12. There was a lengthy discussion on the number of parking spaces proposed.
13. There was further discussion on the lighting.
14. The Board expressed concern about the loading zone, which is proposed directly in front of the entrance to the apartments.
15. There was a lengthy discussion about the ability for a fire truck to maneuver on the site.

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16. **Exhibit B-1:** Fire Truck Movement Plan
17. Open to the public.
18. Susan Gulliford, Hunt Club Road, asked for clarification on the number of bedrooms in each apartment, proposed sidewalks, and the affordable apartments requirement.
19. Richard H. Schroeder, Architect, was sworn in and his qualifications were accepted by the Board.
20. **Exhibit A-3:** Proposed Façade Signage
21. Mr. Schroeder discussed the entrances and exits to the apartments.
22. There was lengthy discussion about how to add more parking to the site.
23. The Board expressed satisfaction with the appearance of the building.
24. Mr. Schroeder testified to the waivers requested.
25. There was a brief discussion on the proposed signs depicted in Exhibit A-3.
26. No public questions for this witness.
27. Mr. Lane reappeared to answer questions from the Board.
28. Mr. Morse requested to carry the application without notice.
29. Mr. Anderson reminded the Board that the only further scheduled meeting is the reorganization meeting.
30. The applicant agreed to an extension through March 31, 2019.
31. There was a motion to carry the application without further notice to January 16, 2019.
32. It was seconded. All aye, none opposed so the motion carried.

**CORRESPONDENCE**

- None

**ADJOURNMENT**

The meeting adjourned at 9:52pm.

*Respectfully Submitted by Caitlin Vaz, Planning & Zoning Clerk  
Reviewed by David K. Maski, PP, AICP, Planning Director*