

**HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT**  
**PUBLIC MEETING MINUTES**  
**April 3, 2019 – Regular meeting**

Chairperson Haines called the Board of Adjustment meeting of April 3, 2019 to order at 7:04 pm. All stood to salute the flag. The meeting took place in the Courtroom of the Municipal Complex.

**NOTICE OF MEETING**

Chairperson Haines 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 Chairperson</i> – Present	Frank Valcheck – Present
John Stamler – Present	Steve Monte – Present
Helen Haines, <i>Chairperson</i> – Present	Paul Kaminsky (Alt. 1) – Present
Curtis Suraci – Present	Janine Erickson (Alt. 2) – Present
Philomena Cellilli – Present	

Also in attendance: Mark Anderson, Esq., Board Attorney, (Woolson Anderson, P.C.); Robert Yuro, PE, CME, Board Engineer (T&M Associates); Patrick Gorman, Zoning Official/Assistant Planner/Board Secretary; and Michael Lombardozzi, CCR.

**ACCEPTANCE OF MEETING MINUTES**

- **March 6, 2019**
  - There was a motion and a second to approve as presented.
  - All eligible aye, none opposed. Motion carries.

**ACCEPTANCE OF RESOLUTIONS**

- **Leslie Lee – File #BA-18-20**
  - There was a motion and second to approve as written.
  - **Roll Call:** Mr. Valcheck – yes, Mr. Monte – yes, Mr. Suraci – yes, Mr. Stamler – yes, Ms. Cellilli – yes, Vice Chair Herbert – yes, Chairperson Haines – 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 Review: 10-22-18) **Continued from March 6, 2019 without notice**
  1. Mr. Schatzman, Attorney for the Applicant, summarized the testimonies at the previous meeting.
  2. Faustino Vasquez, Applicant and owner, was sworn in.
  3. Mr. Vasquez described the farm use on the property as a hobby.
  4. Mr. Vasquez described the landscaping business at length.
  5. The Board asked questions about the mulch piles.
  6. The Board professionals asked several questions to clarify the application.
  7. Open to the public.
  8. Robert Kralovich, bordering property owner, was sworn in.
  9. Mr. Kralovich testified that Mr. Vasquez is a good neighbor and that everything testified to about the business operation is true.
  10. Steven Pongratz, neighbor, was sworn in. He testified that the landscaping business is very quiet and clean.
  11. There was a motion to approve the application as presented with the testified hours of operation of 6am to 8pm Monday through Friday, compliance with the Engineer’s and Fire Marshal’s conditions, and all conditions from the previous resolution. It was seconded.
  12. **Roll Call:** Mr. Valcheck – yes, Mr. Monte – yes, Mr. Suraci – yes, Mr. Stamler – yes, Ms. Cellilli – yes, Vice Chair Herbert – yes, Chairperson Haines – yes. Motion carries.

**Board of Adjustment Meeting  
April 3, 2019**

- **Marian & Jadwiga GAWLOWSKI** – File BA-18-19 – Block 191, Lot 17 – 1181 Millstone River Road. Applicant seeking ‘c’ Bulk Variances for relief from Minimum Lot Size, Minimum Lot Width, and Minimum Side Yard Setbacks and any other variances, waivers, and approvals required to construct a detached single-family dwelling on property located in the RA Zone.
  1. Mr. Gorman introduced the application.
  2. Michael O’Grodnick, Esq, Attorney for the Applicant, introduced his witness.
  3. Michael Ford, PE, Applicant’s Engineer, was sworn in and his qualifications were accepted by the Board.
  4. **Exhibit A-1:** Existing conditions map, presented both digitally and on a poster board.
  5. **Exhibit A-2:** Variance Plan, presented both digitally and on a poster board.
  6. Mr. Ford described the property using Exhibit A-1.
  7. Mr. Ford testified that a well would be required but the new house would connect to public sewer.
  8. Mr. Ford described the proposed dwelling using Exhibit A-2.
  9. Mr. Ford testified the proposed dwelling will fit within the neighborhood.
  10. Mr. Ford noted that there is an application pending in front of the D&R Canal Commission.
  11. There was discussion on the shared driveway.
  12. No public questions or comment.
  13. There was a motion to approve with the following conditions: details on the force main to be approved by the Board Engineer, submission of a grading plan, driveway easement to be approved by the Board Attorney, and any sewer pump to be located on the subject property to be privately owned and maintained. It was seconded.
  14. **Roll Call:** Mr. Valcheck – yes, Mr. Monte – yes, Mr. Suraci – yes, Mr. Stamler – yes, Ms. Cellilli – yes, Vice Chair Herbert – yes, Chairperson Haines – yes. Motion carries.
  
- **Joseph and Fern SMITH** – File BA-18-22 – Block 204.14, Lot 19 (formerly Block 204N) – 8 Cray Court. Applicant seeking ‘c’ Bulk Variance for relief from Maximum Impervious Coverage and any other variances, waivers, and approvals required to remove and replace an existing sunroom on property located in the R Zone.
  1. Joseph and Fern Smith, Applicants, were sworn in.
  2. Mr. Gorman introduced the application.
  3. Mr. Smith described the proposal. He testified that there is no increase in the footprint of the sunroom.
  4. **Exhibits A-1 through A-5:** Photographs of existing leaking sunroom
  5. Mr. Smith testified that the sunroom is on top of a deck.
  6. Mr. Smith testified that he could not purchase any additional land.
  7. No public questions or comments.
  8. Mr. Gorman clarified the impervious coverage request for the Board.
  9. There was a motion to approve as submitted with the condition that a drainage plan to be approved by the Engineer. It was seconded.
  10. **Roll Call:** Mr. Valcheck – yes, Mr. Monte – yes, Mr. Suraci – yes, Mr. Stamler – yes, Ms. Cellilli – yes, Vice Chair Herbert – yes, Chairperson Haines – yes. Motion carries.
  
- **Signature Detailing** – BA-18-06 – Block 142, Lot 34 – 216 Route 206. Applicant seeking Minor Site Plan Approval and d(3) variance to permit a specialized auto detailing service as a “vehicle service facility” in an existing building on property located in the I-1 Zone.
  1. Mr. Gorman introduced the application and explained the nature of the variance requested.
  2. Lindsay Cambron, Esq, Attorney for the applicant gave a brief history of the application.
  3. Greg Gellas, Applicant and owner, was sworn in and described the use.
  4. Mr. Gellas testified that all work is done inside the building, there is one car bay, no inoperable vehicles are worked on, and there are no parts stored outside the building.
  5. Mr. Gellas testified that he usually works 9am to 6pm, Monday through Saturday, but work is done by appointment only.
  6. Mr. Gellas explained that water from washing any cars is controlled via vacuum to prevent runoff then down the sink.
  7. There was clarification that cars are usually held overnight but they are stored inside the building.
  8. No questions from the public.
  9. Michael Ford, PE, PP, Applicant’s Engineer and Planner, was sworn in and his qualifications were accepted by the Board.
  10. **Exhibit A-1:** Site plan with unit 14 highlighted
  11. There was discussion on the 60-foot conservation easement buffer required by the ordinance, which the property cannot meet due to existing conditions.
  12. Mr. Ford noted that this detailing facility is less intensive than a vehicle service facility where cars are repaired or oil changes are performed.
  13. No public questions or comments.
  14. There was a motion and second to approve the application.

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15. **Roll Call:** Mr. Valcheck – yes, Mr. Monte – yes, Mr. Suraci – yes, Mr. Stamler – yes, Ms. Cellilli – yes, Vice Chair Herbert – yes, Chairperson Haines – yes. Motion carries.

**BOARD OF ADJUSTMENT BUSINESS**

• **Board of Adjustment Bylaws discussion**

1. Chairperson Haines summarized the newest amendments to the Bylaws.
2. There was a motion to approve the bylaws as presented. It was seconded.
3. **Roll Call:** Mr. Valcheck – yes, Mr. Monte – abstained, Mr. Suraci – yes, Mr. Stamler – yes, Ms. Cellilli – yes, Mr. Kaminsky – yes, Ms. Erickson – yes, Vice Chair Herbert – yes, Chairperson Haines – yes.

**ADJOURNMENT**

The meeting adjourned at 8:35 pm.

*Respectfully Submitted by: Caitlin Vaz, Planning & Zoning Clerk*

*Reviewed by: Patrick Gorman, Zoning Official/Assistant Planner/Board of Adjustment Secretary*

Approved