

**Hillsborough Township
Board of Adjustment Meeting
March 7, 2012**

Chairman Leon Krals called the Board of Adjustment Meeting of March 7, 2012 to order at 7:30 p.m. The meeting took place at the Municipal Building in the Courtroom.

Pledge of Allegiance

Notice of Meeting

Chairman Krals announced that the meeting had been duly advertised according to Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975.

Roll Call:

Joseph Jaghab - Absent
John Stamler - Absent
Helen Haines - Present
Leon Krals - Present
Walter Dietz - Absent

Frank Valcheck - Present
John Sheridan – Absent
Frank Herbert (Alt. #1) - Present
Shawn Lipani (Alt. #2) – Present
Curtis Suraci (Alt. #3) - Present
Michael Volpe (Alt. #4) – Absent

Also in attendance are Mark Anderson, Esq., Board Attorney, Woolson Sutphen Anderson, P.A; William H. R. White, III, PE, Engineer, Maser Consulting; David Kois, Zoning Officer / Assistant Planner; and Lucille Grozinski, CCR.

Board of Adjustment Business

Mr. Anderson indicated that a Revised Resolution for the Roth matter will be presented to the subcommittee for review and will be on the March 21, 2012 Board Agenda.

Business from the Floor

Mr. Westover raised a number of concerns and summarized a letter that he then submitted to the Board.

Public Hearing-Applications

Chairman Krals explained the protocol for the following proceedings.

Guy and Bridget BUZZONI – File #BA-11-14 – Block 144, Lot 16.01 – 407 New Centre Road.

Chairman Krals indicated that the application is a continuation from the February 15, 2012 meeting.

Chairman Krals noted that he and Mr. Valcheck, Mr. Herbert and Vice Chairperson Haines attended the New Jersey Planning Officials training session on March 3, 2012 and there was a discussion on solar as it pertains to Boards of Adjustment.

Mr. Dietz acknowledged that he listened to the previous meeting and is now eligible to vote on the matter.

Howard Apgar, Esq., Attorney made his opening remarks.

Guy Buzzoni, Applicant was sworn in.

The following Exhibits were marked into evidence:

- A3 – 9 Photos of property dated March 3, 2012
- A4 – Site Plan (Revised) dated February 28, 2012
- A5 – Module Layout (Revised) dated February 28, 2012
- A6 – Variance Plan (Revised) dated February 28, 2012

Mr. Buzzoni described the changes made to the solar array referring to the exhibits.

Mr. Dietz asked how the system is attached to the ground.

Mr. Buzzoni described how the system is secured to the ground by blocks and it is designed to withstand a hurricane. He noted that Montgomery High School has the same type of system.

Mr. Buzzoni explained that during the building permit process there will be an engineering design to certify that the system is good.

Mr. Buzzoni explained that the angle of the panels was reduced to 25 degrees because of the availability of the particular system.

Mr. Buzzoni indicated that the angle change results in a 1.5 to 2 percent loss of power annually. He further noted that the revised system's footprint is 9 feet wider than it was previously because of the angle change.

Mr. Dietz asked Mr. White if the system impacts impervious coverage.

Mr. White indicated that it does not trigger the Hillsborough storm water management requirements because it is less than 10,000 square feet.

Vice Chairperson Haines inquired about an emergency shutoff for the solar panels from the home.

Mr. Buzzoni noted that there will be two disconnects. He further indicated that there will be an exterior disconnect to the array that is alongside the other necessary equipment as noted on the solar array plan.

Chairman Krals asked about moving the array closer to the home.

Mr. Buzzoni indicated that retaining the use of the pasture is important and that they are not proposing a different location than what is proposed.

Mr. Apgar made his closing statements including a reading of the definition of an inherently beneficial use.

No public comment.

Vice Chairperson Haines made a motion to approve the application for Guy and Bridget Buzzoni, which was seconded by Mr. Herbert.

Mr. Dietz noted his support for the application and suggested removing the modification to the fence as shown in Exhibit A3.

Vice Chairperson Haines asked Mr. Buzzoni what he thought.

Mr. Buzzoni indicated that he would be happy to do either option.

Vice Chairperson Haines withdrew the motion.

There was a brief discussion about the fence issue from various members of the Board.

Vice Chairperson Haines made a motion to approve the application for Guy and Bridget Buzzoni, (excluding the fence modification) which was seconded by Mr. Herbert.

Votes in Favor: Mr. Valcheck, Mr. Dietz, Mr. Herbert, Mr. Lipani, Mr. Suraci, Vice Chairperson Haines and Chairman Krals.

Votes Against: None.

Rosalie and Haroon ADAM – File #BA-11-14 – Block 144, Lot 16.01 – 407 New Centre Road.

Mr. Kois introduced the application.

Rosalie & Haroon Adam, Applicants were sworn in.

Mr. Adam asked the Board to hear the application despite the potential notice issue which was brought to the applicant's attention.

Mr. Adam explained the details of the application.

Mr. White asked how the area of the side walk around the irregular shaped pool was calculated.

Mr. Adam explained that the calculation was done by hand based on the Location Survey dated September 19, 2011.

Mr. White shared his concerns about the calculations that were done on the hand drawn survey.

Mr. Adam indicated that they will go with the square footage as shown on the hand drawn survey.

Chairman Krals asked if there was an attempt to purchase any additional property.

Mr. Adam indicated that there was no opportunity to purchase additional property.
Mr. Dietz noted that the application is good.
Vice Chairperson Haines indicated that she is concerned about the impervious coverage.
No questions from the public.
Mr. Lipani made a motion to approve the application for Rosalie and Haroon Adam, which was seconded by Mr. Herbert.
Votes in Favor: Mr. Valcheck, Mr. Dietz, Mr. Herbert, Mr. Lipani, Mr. Suraci, and Chairman Krals.
Votes Against: Vice Chairperson Haines.

Acceptance of Minutes

None

Acceptance of Resolutions

None

Correspondence

None

Adjournment

The meeting adjourned at 9:12 p.m.

Submitted by:
David Kois
Zoning Officer / Assistant Planner
Board of Adjustment Secretary

Approved