

**Hillsborough Township
Board of Adjustment Meeting
April 18, 2012**

Chairman Leon Krals called the Board of Adjustment Meeting of April 18, 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 - Present

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

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

None

Business from the Floor

None

Public Hearing-Applications

Chairman Krals announced the protocol for Board of Adjustment proceedings.

Vera STOY – File #BA-12-02 – Block 147, Lot 52 (formerly known as Block 147.A, Lot 11) – 193 South Branch Road, Flagtown.

Mr. Kois, Zoning Officer / Assistant Planner introduced the application.

Vera Stoy, Applicant was sworn in.

Chairman Krals asked Mr. White to address some issues with the application.

Mr. White, Township Engineer explained that a plot plan was submitted, but not a survey.

Mr. White noted that he spoke to the Applicant's engineer to get clarification, if approved a survey needs to be provided before a resolution is drafted.

Mr. White indicated that there was a drafting error on the location of the pool, but the engineer will make the correction.

Mrs. Stoy described the history and characteristics of the property.

Mrs. Stoy noted when the house was constructed it was in compliance with the zoning.

Mrs. Stoy commented she installed bricks and blocks previously because those improvements were counted only as 50% impervious coverage.

Mr. White explained that prior to his tenure as Board Engineer there was a policy that considered brick pavers 50% impervious. He explained why the policy considers brick pavers 100%. He noted that at one time the Applicant would have complied with the impervious coverage limit.

Mr. Volpe asked Mr. White if the Applicant would still be asking for a variance if the 50% impervious policy was still in effect.

Mr. White answered yes.

Mr. Dietz asked the Applicant about purchasing additional land.

Mrs. Stoy indicated that her neighbors are unable and unwilling to sell.

Mr. Anderson raised some concerns regarding the precise area of the lot.

Mr. White explained that the engineer is comfortable with the estimated lot area of 1.02 acres.

Mr. Anderson explained to the Mr. Stoy that if the 1.02 acres is incorrect then the improvement as submitted cannot be built.

Mr. White explained that based on his estimate from the 1960 survey there was 1.1 acres and the proposed dedication on the survey could decrease the lot area to 1.02 acres.

No public questions or comments.

Mr. Dietz is in favor of the application.

Mr. Dietz made a motion to approve the resolution for Vera STOY subject to clarification of the acreage of the property, provide an updated survey and correction of pool on survey to comply with the required setback, which was seconded by Vice Chairperson Haines.

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

Votes Against: None.

Acceptance of Minutes

March 21, 2012 – Regular Session Meeting

Mr. Dietz made a motion to approve the regular session minutes of March 21, 2012, which was seconded by Vice Chairperson Haines. This was approved unanimously by all eligible members.

March 21, 2012 – Executive Session Meeting

Mr. Dietz made a motion to approve the executive session minutes of March 21, 2012, which was seconded by Mr. Valcheck. This was approved unanimously by all eligible members.

Acceptance of Resolutions

Rosalie and Haroon ADAM – File #BA-11-16 – Block 207.10, Lot 13 – 12 Ethan Court.

Mr. Anderson informed the Board that Mr. Apgar, Attorney for the Applicants, Guy & Bridget Buzzoni requested two revisions to the resolution.

The Board considered the requests.

Mr. Dietz made a motion to approve the resolution with a revision to page 2, paragraph 4, “the fence is 12 to 15 feet” and a change of the description of the fence from “split rail” to “three rail” for Guy & Bridget BUZZONI (BA-11-14), which was seconded by Mr. Valcheck.

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

Mr. Dietz made a motion to approve the resolution for Haroon & Rosalie ADAM (BA-11-16), which was seconded by Vice Chairperson Haines.

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

Votes Against: None.

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

Votes Against: None.

Correspondence

None

Board of Adjustment Schedule

Chairman Krals asked Dr. Barry who was in attendance if his application could be rescheduled to May 16, 2012.

Mr. Kois asked Dr. Barry if he noticed already.

Dr. Barry indicated that he has not noticed individual property owners but will have to re-notice the newspaper.

Mr. Anderson explained the notice process.

Vice Chairperson Haines made a motion to reschedule the Barry Application to May 16, 2012 and to cancel the next Board of Adjustment Meeting scheduled for May 2, 2012, which was seconded by Mr. Suraci. This was approved unanimously by all members.

Chairman Krals announced that the next scheduled Board of Adjustment Meeting is May 16, 2012

Adjournment

The meeting adjourned at 8:00 p.m.

Submitted by:

David Kois

Zoning Officer / Assistant Planner

Board of Adjustment Secretary

Approved