

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
PUBLIC MEETING MINUTES
May 06, 2015

Chairman Haines called the Board of Adjustment meeting of May 06, 2015 to order at 7:08 p.m. All stood for the Pledge of Allegiance. The meeting took place in the Courtroom of the Municipal Complex.

ROLL CALL:

Frank Herbert – Present
John Stamler – Absent
Helen Haines, *Chairman* – Present
Curtis Suraci – Present
Fred Gladstone - Present

Frank Valcheck – Present
Kenneth Hesthag, *Vice Chairman* – Present
Steve Monte (Alt. 1) – Present
Sally Becorena (Alt. 2) – Present
John Shockley (Alt.3) – Present
John Torok (Alt. 4) – Present

Also in attendance: Mark Anderson, Esq., Board Attorney (Woolson Sutphen Anderson, P.A.); David Kois, P.P., Deputy Director of Planning/Zoning Official/Board of Adjustment Secretary/Clerk; and Susan Baber, CCR.

NOTICE OF MEETING

Chairman 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”).

ACCEPTANCE OF MEETING MINUTES

- March 4, 2015

A motion to approve as written was made by Mr. Valcheck, seconded by Mr. Herbert
All in favor – Aye; Opposed – None. Motion carries.

- April 1, 2015

A motion to approve as written was made by Mr. Monte, seconded by Mr. Shockley.
All in favor – Aye; Opposed – None. Motion carries.

ACCEPTANCE OF RESOLUTIONS

- Seth and Tracy Goldstein – File #BA-14-15

A motion to approve as submitted was made by Mr. Valcheck, seconded by Mr. Herbert.

Roll Call: Mr. Valcheck – yes; Mr. Herbert – yes; Mr. Suraci– yes; Ms. Becorena – yes; Vice Chairman Hesthag – yes; Chairman Haines – yes. Motion carries.

- Arun and Archana HONWAD – File #BA-15-01

A motion to approve as submitted was made by Mr Valcheck, seconded by Mr. Herbert.

Roll Call: Mr. Valcheck – yes; Mr. Herbert – yes; Mr. Suraci– yes; Ms. Becorena – yes; Vice Chairman Hesthag – yes; Chairman Haines – yes. Motion carries.

BUSINESS FROM THE FLOOR

None

PUBLIC HEARING - APPLICATIONS

Vinay AGARWAL – File #BA-15-05 – Block 58.01, Lot 3 – 17 Campbell Road. Applicant seeking ‘c’ Bulk Variance for relief from Maximum Impervious Coverage and other such variances, waivers, and approvals required to permit construction of a single story addition, on property located in the RCA District. ***Continued from April 1, 2015 without further notice.***

- Mark Anderson, Esq. provided an explanation of a newly discovered an error with the notice for this application, meaning that the Board does not have jurisdiction.
- He informed the Board that the application will have to start again with new notice and new publication.
- Mr. Agarwal, Applicant, suggested sending notice only to the one property owner that was originally omitted.
- There was a discussion on the legal requirements of notice for an application as dictated by the State.
- Chairman Haines said the application will be first on the June 3rd agenda.
- There was a further discussion on the state law regarding the notice.

Jinquan LIN– File #BA-15-03 – Block 150.09, Lot 27 – 28 Wesley Road. Applicant seeking ‘c’ Bulk Variance for relief from Maximum Impervious Coverage and other such variances, waivers, and approvals required to permit construction of a concrete walkway and patio around an existing in-ground pool, on property in the R1 District.

- David Kois, P.P. introduced the application.
- Mr. Lin, Applicant, was sworn in and briefly explained the existing conditions of the property.

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- When asked if additional land could be purchased, Mr. Lin testified that no neighbors are willing to sell.
- Chairman Haines noted for the record that the Board Engineer, who was not present at the meeting, calculated the plan proposes 735 square feet of walkway.
- Mr. Lin requested 800 square feet because it is about 10% more than the actual plan.
- There was a discussion on the width and length of the walkway.
- The Board discussed the nearby Open Space.
- Mr. Lin testified that the house and driveway combined are at the maximum.
- There was further discussion about the width of proposed the walkway.
- There were no questions from the public.
- Mr. Monte asked about the deck on the property survey.
- Motion to approve at 24.75% impervious was made and seconded.
- **Roll Call:** Mr. Valcheck – yes; Mr. Herbert – yes; Mr. Suraci –yes; Mr. Gladstone – yes; Mr. Monte – yes; Vice Chairman Hesthag – yes; Chairman Haines – yes. Motion carries.

BOARD OF ADJUSTMENT BUSINESS

- Chairman Haines notes that several applications have discussed personal reasons in their narratives.
- There was some discussion on suggesting a change in impervious coverage to the Township Committee.
- There was discussion on the history of impervious coverage in the Township.

CORRESPONDENCE

None

ADJOURNMENT

The meeting adjourned at 8:25 p.m.

Respectfully Submitted by: Caitlin Davis, Planning and Zoning Clerk and

Reviewed by: David Kois, P.P., Deputy Director of Planning/Zoning Official/Board of Adjustment Secretary/Clerk

APPROVED