

**HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT**  
**PUBLIC MEETING MINUTES**  
**November 4, 2015**

Chairman Haines called the Board of Adjustment meeting of November 4, 2015 to order at 7:33 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 - Present  
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) - Absent

Also in attendance: Jolanta Maziarz, Esq., Board Attorney (Woolson Sutphen Anderson, P.A.); William H. R. White, III, P.E., C.M.E., Board Engineer (Maser Consulting, 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**

October 7, 2015

A motion to approve as written was made by Mr. Herbert, seconded by Vice Chairman Hesthag. All in favor - Aye; Opposed - None. Motion carries.

**ACCEPTANCE OF RESOLUTIONS**

BA-15-15 KYLE DAY

A motion to approve as written was made by

**Roll Call:** Mr. Valcheck - yes; Mr. Herbert - yes; Mr. Suraci- yes; Mr. Gladstone - yes; Vice Chairman Hesthag - yes; Chairman Haines - yes. Motion carries.

**BUSINESS FROM THE FLOOR**

None

**PUBLIC HEARING - APPLICATIONS**

***Phil and Laura NEWMAN*** - File BA-15-16 - Block 151.13, Lot 8 - 15 More Road. Applicant seeking 'c' Bulk Variance for relief from Maximum Impervious coverage and other such variances, waivers, and approvals required to permit the construction of an addition, on property located in the R District.

- Mr. and Mrs. Newman were sworn in and described the existing property.
- There was discussion on removal of the existing patio.
- Mr. Newman testified they are unable to buy or sell any property.
- There was discussion on existing stormwater management. The Applicant testified the property has no current issues with stormwater.
- No questions or statements from the public.
- Motion to approve made and seconded.
- Roll Call:** Mr. Valcheck - yes; Mr. Herbert - yes; Mr. Suraci - yes; Mr. Gladstone - yes; Mr. Stamler - yes; Vice Chairman Hesthag - yes; Chairman Haines - yes. Motion carries.

***Christian Community Chapel (So. Branch Rd)*** - File BA-15-09 - Block 147, Lot 20.01 - 121 South Branch Road. Applicant seeking Bifurcated 'd'(1)Use Variance and 'd'(3) Use Variance, with consideration of 'c' Bulk Variance from maximum impervious coverage, and other such variances, waivers, and approvals required to permit the use of both a Pastor's House and Church, on property in the RS District. *EC Review: 07-27-15. Continued from September 2, 2015.*

- Mr. Costa, Esq, Attorney for the Applicant summarized the application, specifically the revision made to the plans since the September 2<sup>nd</sup> meeting, including reduction of variance requests.
- Chief Chris Weniger, Fire Marshal for Hillsborough Township, was sworn in.

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- Chief Weniger described in detail how a fire would be dealt with on this property because of its lack of accessible public water. He testified that they could not get a fire truck close enough to the pond to draw water from it in addition to unreliable nature of ponds.
- Chief Weniger discussed his memo.
- There was a lengthy discussion about different fire safety concerns for the property and possible remedies.
- Robert Heibell, PE, was sworn in to address Mr. Weniger's concerns.
- Exhibit A-7:** Conceptual site plan was marked.
- This exhibit displays widening the driveway to a two lane driveway with fire lane striping all the way along it.
- Mr. Heibell testified that the applicant will put in an underground tank and a sprinkler system.
- There was a lengthy discussion about the sprinkler system.
- Mr. Heibell discussed the secondary access request by the Fire Marshal.
- Mr. Heibell discussed the proposed impervious coverage calculations with widening the driveway.
- Mr. Heibell indicated the barn that will be removed to meet the rear yard setback for churches in this zone.
- There was discussion about the existing silo, which exceeds the height requirement of the zone.
- There was further discussion on impervious coverage and the proposed drainage for the property.
- Jay Troutman, traffic engineer, was sworn in and the Board accepted his qualifications.
- Mr. Troutman described his study which focused on the traffic on a Sunday.
- Michael Margulies, architect, was sworn in and the Board accepted his qualifications.
- Exhibit A-3** depicts a similar barn that was renovated.
- There was discussion about the two floors of the barn on this property.
- Exhibit A-8:** The Loft floorplan
- Mr. Margulies described the floorplans, specifically in regards to fire safety.
- Exhibit A-9:** The Loft elevations
- There was lengthy discussion on exits from the building and the silo in case of fire.
- Paul Drake, Planner, was sworn in and the Board accepted his qualifications.
- Mr. Drake detailed the requested variances and that they are appropriate for this site.
- There was discussion on the different types of activities that could occur on the property.
- Pastor Nash described the variety of proposed uses on the property.
- The Board discussed at length the activities and hours of operation proposed.
- Motion to approve with all conditions testified to was made by Mr. Stamler, seconded by Vice Chairman Hesthag.
- Roll Call:** Mr. Valcheck - yes; Mr. Herbert - yes; Mr. Suraci - no; Mr. Gladstone - no; Mr. Stamler - yes; Vice Chairman Hesthag - yes; Chairman Haines - no. Motion denied.

**BOARD OF ADJUSTMENT BUSINESS**

None

**CORRESPONDENCE**

- Affordable Housing Update from SCPB

**ADJOURNMENT**

The meeting adjourned at 11:05 p.m.

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