

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
APPROVED PUBLIC MEETING MINUTES
February 3, 2021 – Zoom Meeting

Chairman Herbert called the ***Board of Adjustment virtual Zoom meeting*** of February 3, 2021 to order at 7:30 pm. All stood to salute the flag.

NOTICE OF MEETING

Chairman Herbert announced the meeting had been duly advertised according to Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975 (“Sunshine Law”) and additional notice has been provided to communicate that this meeting is being conducted according to the Governor’s Executive Orders and pursuant to P.L. 2020,c.11, which allows for meetings to be conducted electronically; and pursuant to the local Finance notices recently established.

This meeting was conducted virtually. All Board member, consultants and staff participated remotely. The public was given an opportunity to participate remotely through the advertised Zoom link or optional phone numbers identified in the public meeting notice. Application documents were made available for inspection at <https://hillsboroughnj.civicclerk.com> at least 10 calendar days prior to this meeting in accordance with the meeting notice.

Applicants and their professionals presented remotely and identified themselves before testifying.

ROLL CALL:

Frank Herbert, <i>Chairman</i> – Present	Frank Valcheck – Present
John Stamler – Present	Jim Wohlmacher – Present
Helen Haines, <i>Vice Chairperson</i> - Present	Jim Vinchur (Alt. 1) – Present
Curtis Suraci – Absent	Kelly Compher (Alt. 2) – Present
Philomena Cellilli – Absent	

Also in attendance via Zoom: Mark Anderson, Esq., Board Attorney, (Woolson Anderson Peach, P.C.); Robert Yuro, PE, CFM, Board Engineer, (T & M Associates); Patrick Gorman, PP, AICP, Zoning Officer/Assistant Planner/Board Secretary; Fred Kinzler, IT Department; and Michael Lombardozi, Court Reporter.

ACCEPTANCE OF MEETING MINUTES

- None

ACCEPTANCE OF RESOLUTIONS

- **Jason Scott and Danielle Scott – File BA-20-07**
 - There was a motion and second to approve as written.
 - **Roll Call:** Mr. Herbert – Yes, Mr. Vinchur – yes, Mr. Wohlmacher – yes, Mr. Valcheck – yes, Mr. Stamler – yes, Vice Chair Haines – yes, Chair Herbert – yes. Motion carries.
- **Jitendra and Rakhi Kothari – File BA-20-10**
 - There was a motion and second to approve as written.
 - **Roll Call:** Mr. Vinchur – yes, Mr. Wohlmacher – yes, Mr. Valcheck – yes, Mr. Stamler – yes, Vice Chair Haines – yes, Chair Herbert – yes. Motion carries.
- **Robert Wagner, Jr. – File BA-20-12**
 - There was a motion and second to approve as written.
 - **Roll Call:** Mr. Wohlmacher – yes, Mr. Valcheck – yes, Mr. Stamler – yes, Vice Chair Haines – yes, Chair Herbert – yes. Motion carries.

BOARD OF ADJUSTMENT BUSINESS

- None

BUSINESS FROM THE FLOOR (*For Matters not on the Agenda*)

- None

PUBLIC HEARING – APPLICATIONS

o New Centre, LLC - File BA-20-11 - Block 148, Lot 25 (formerly Block 149, Lot 1) –New Centre Road. Applicant seeking ‘c’ bulk variances for relief from minimum lot size (existing nonconforming); from minimum front yard setback (South Branch Road); and minimum width at setback (Hodge Road), to construct a single-family dwelling with a deck, on Property in the RS, Rural/Suburban Zone.

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1. Mr. Gorman introduced the application.
2. Angelo Bagnara, Applicant's Attorney, requested an adjournment due to lack of notice.
3. This application was rescheduled with notice and an extension of time, if required.

Tzvi & Rochelle Volosov – File BA-20-06 – Block 171, Lot 78 – 446 Long Hill Road. Applicants seeking relief from Conditions of Resolution BA-03-21, and 'c' bulk variance relief to retain existing paved driveway; construct an inground pool with 1,208sf walkway; an 800sf. deck; 292sf. walkway; relocate existing shed; and remove existing fence, on Property in the MZ, Mountain Conservation Zone. ***Application hearing continued from January 20, 2021 without further notice.***

1. Mr. Gorman introduced the application.
2. Mr. O'Grodnick, Applicant's Attorney, discussed the reason this application was carried and the research found regarding the 2003 approval.
3. Mike Ford, Applicant's Engineer, was sworn at the previous meeting.
4. Mr. Ford testified the walkway around the pool could be reduced to 3ft wide to reduce the impervious coverage.
5. There was discussion on the location of the shed.
6. There was discussion on the percentage of impervious coverage requested.
7. No public questions for this witness.
8. Rochelle Volosov, Property Owner, was sworn in and described the desire for the pool.
9. No public questions for this witness.
10. Open to public comments,
11. Christine Weingart, 484 Long Hill Road, commented that her property has an existing pool and has no problem with her own well. She thinks the application should be approved.
12. Nancy Satnowski, 440 Long Hill Road, commented that she is the Volosov's nearest neighbor. She thinks the application should be approved.
13. Closed to the public.
14. Ms. Haines, who is involved with Open Space at the Township and County, listed all the surrounding lots that are dedicated Open Space, which is a significant number.
15. There was a motion and second to approve with the following conditions: impervious coverage maximum of 12.9%, not to fill or top off the swimming pool using the well water, relocation of the shed to be conforming, and meet the Board Engineer's requirements for drainage.
16. **Roll Call:** Ms. Compher – yes, Mr. Vinchur – yes, Mr. Wohlmacher – yes, Mr. Valcheck – yes, Mr. Stamler – yes, Vice Chair Haines – yes, Mr. Herbert – yes. Motion carries.

Emidio and Francine Monaco - File BA-20-09 - Block 151.12, Lot 17 – 5 Shugal Court. Applicants seeking 'c' bulk variances for relief from maximum impervious coverage to retain existing patio and walkway; and from minimum rear yard setback to construct an inground pool with walkway, on Property in the R, Residential Zone.

1. Mr. Gorman introduced the application.
2. Emidio and Francine Monaco, Property Owners, were sworn in and described the proposal.
3. There was discussion on the existing patio which was built without permits and an existing shed that is not indicated on the plan.
4. The Board provided a satellite aerial view from Google Maps of the property.
5. The Applicants and the Board reviewed the discrepancies between the proposed plan versus the aerial view.
6. Mr. Monaco testified there have never been issues with water runoff.
7. Mr. Yuro noted that the proposed grading plan indicates the drainage pattern will remain the same.
8. There was a lengthy discussion on how to reduce the existing impervious coverage.
9. Mr. Anderson reminded the Board that a specific impervious coverage percentage must be approved.
10. The Board suggested the applicants come back with a more detailed and accurate plan.
11. The Applicants agree to an extension for the time of decision.
12. There was a motion and second to continue this application to the March 3rd meeting without further notice. notice. All aye, none opposed. Motion carries.

Paul Oram - File BA-20-14 - Block 178.02, Lot 9 – 17 Alpine Court. Applicant seeking 'c' bulk variances for relief from maximum impervious coverage to construct a paver patio, on Property in the R2, Residential 2 Zone.

1. Mr. Gorman introduced the application.
2. Paul Oram, Property Owner, was sworn in and described the proposal.

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3. Mr. Oram received approval from the Homeowners' Association.
4. Mr. Oram testified the existing stormwater runoff goes towards the stream and the Royce Brook behind the house.
5. The Board discussed how this is a unique lot because it is an end unit.
6. No public questions or comments.
7. There was a motion and second to approve this application with all the recommendations from the Board Engineer.
8. **Roll Call:** Ms. Compher – yes, Mr. Vinchur – yes, Mr. Wohlmacher – yes, Mr. Valcheck – yes, Mr. Stamler – yes, Vice Chair Haines – yes, Mr. Herbert – yes. Motion carries.

Stacy and John Macchiarelli - File BA-20-17 - Block 204, Lot 7.10 – 196 Fairfield Lane. Applicants seeking 'c' bulk variance for relief from maximum impervious coverage to retain existing expanded driveway, walkway and patio, and construct an inground pool with patio and walkway, on Property in the RA, Residential /Agricultural Zone.

Participating for the Applicants: Deborah D'Amico of D'Amico engineering, LLC; and Stacy and John Macchiarelli, Applicants.

1. Mr. Gorman introduced the application.
2. There was a brief discussion about the amount of impervious coverage permitted on this property.
3. Stacy and John Macchiarelli, Property Owners, were sworn in.
4. Deborah D'Amico, Applicant's Engineer, was sworn in.
5. Mrs. Macchiarelli testified to the history of the property.
6. A satellite aerial view of the property from Google Maps was provided.
7. The Board discussed the U-shaped driveway.
8. No questions for the Applicants.
9. Ms. D'Amico's qualifications were accepted by the Board.
10. Ms. D'Amico testified to the existing impervious coverage, proposed impervious coverage, and existing drainage.
11. There was discussion on how to reduce the requested impervious coverage amount.
12. No public questions or comments.
13. There was a motion to approve this application for a maximum of 16.5% impervious, inclusive of the removal of the walkway and brick patio in the back, and provide an updated plan and approval of the plan by the Board Engineer. It was seconded.
14. **Roll Call:** Ms. Compher – yes, Mr. Vinchur – yes, Mr. Wohlmacher – yes, Mr. Valcheck – yes, Mr. Stamler – yes, Vice Chair Haines – yes, Mr. Herbert – yes. Motion carries.

ADJOURNMENT

- There was discussion on upcoming meeting.
- The next meeting will be March 3, 2021, held virtually.
- The meeting was adjourned.

Submitted by: Caitlin Vaz

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

Approved 06-02-21