

Hillsborough Township Board of Adjustment
APPROVED Meeting Minutes
January 19, 2022

Chairman Herbert called the Board of Adjustment meeting of February 2, 2022 to order at 7:32 pm. All stood to Salute the Flag.

NOTICE OF MEETING

Chairman Herbert announced, this meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975 ("Sunshine Law"). Notice of the 2022 Annual Meeting Schedule has been provided to the officially designated newspapers, the Township Clerk, posted on the Township's Website, and available at the Hillsborough Township Municipal Complex.

ROLL CALL

Frank Herbert – Present	Frank Valcheck - Present
John Stamler – Absent	Jim Wohlmacher - Present
Helen Haines – Absent	Kelly Compher (Alt. #1) - Present
Dr. Robert Britting – Present	Scott Scherer (Alt. #2) - Absent
Philomena Cellilli – Absent	

Also present: Marcella McLaughlin, Zoning Official/Co-Board of Adjustment Secretary; David Kois, PP, AICP, Deputy Zoning Official/Co-Board of Adjustment Secretary; and Christina Restuccia, CCR, Court Reporter.

CONSIDERATION OF MEETING MINUTES

CONSIDERATION OF RESOLUTIONS

- **Harvesters Gospel Center – File BA-19-22** (Corrected Resolution – Property Block incorrect in original)
 - Chairman Herbert made a motion to approve resolution as written, seconded by Mr. Valcheck. All were in favor, none opposed; motion carries.

Roll Call: Chairman Herbert – yes, Mr. Valcheck – yes; motion carries.

BOARD OF ADJUSTMENT BUSINESS

- **2021 Board of Adjustment Annual Report**

- Mr. Valcheck made a motion to approve the 2021 annual report, seconded by Vice Chairman Wohlmacher. All were in favor, none opposed; motion carries.

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

PUBLIC HEARING - APPLICATIONS

• **Outfront Media, LLC – File BA-21-10** – Block 65, Lots 19 & 20 – 151 Route 206 & Route 206. Applicants seeking "d" and "c" bulk variances and waivers to remove existing billboards and construct a new single pole double-faced LED multi-message billboard on Property in the HS, Highway Service Zone.

- Vice Chairman Wohlmacher made a motion carry application to February 2 without further notice, seconded by Mr. Valcheck. All were in favor, none opposed; motion carries.

• **Salvatore and Bernice Romano (Application originally submitted under William / Gourley) – File BA-21-16** – Block 8, Lot 19.03 – 3 Sycamore Lane. Applicants seeking 'c' bulk variances, and waiver from proposed disturbance within the Hillsborough Township Stream Corridor, to construct a new single-family dwelling, garage and associated improvements, on Property in the AG, Agricultural Zone. (BOA Agenda: 11-03-21).

- Vice Chairman Wohlmacher made a motion carry application to February 2 without further notice, seconded by Mr. Valcheck. All were in favor, none opposed; motion carries.

• **Nassau Dog Daycare – File BA-21-01** – Block 202, Lot 15.01 – 200 Willow Road (formerly 300 Township Line Road), Hillsborough Township. Applicant is seeking "d" use and "c" bulk variances to demolish existing barn, construct a 4,289 square foot kennel and re-construct an existing 864 square foot garage. The existing single-family dwelling is to remain, on property in the "AG", Agricultural Zone.

**Board of Adjustment Regular Meeting minutes
January 19, 2022**

○ Vice Chairman Wohlmacher made a motion carry application to February 2 without further notice, seconded by Mr. Valcheck. All were in favor, none opposed; motion carries.

• **Global Investors, Inc. – File BA-21-13** - Block 182.03, Lot 11 - 17 Old Somerville Road. Applicant seeking 'c' bulk variances to demolish the existing single-family dwelling and garage, to construct a new single-family dwelling and driveway, on Property in the "R", Residential Zone.

- 1) Lawrence Sachs, Esq. described the application.
- 2) Mr. William Doran, Applicant's Architect, was sworn in and gave professional qualifications and the board accepted them.
- 3) Mr. Doran indicated the existing house is in disrepair.
- 4) Referring to Sheets A-1 through A-, Mr. Doran described the architecture proposed and layout of the home.
- 5) No questions or comments from the public. Public comment was closed.
- 6) Mr. Liebner, Applicant's Engineer & Planner, was sworn in and gave professional qualifications and the board accepted them.
- 7) Exhibits A1, A2, and A3 were entered.
- 8) Mr. Liebner explained that subject property has a number of hardships associated with it as it is a narrow corner lot and the required setbacks present compliance challenges.
- 9) Mr. Liebner proceeded to describe the neighborhood, noting that the house proposed compliments the area and does not negatively impact the area.
- 10) Mr. Liebner indicated that there is no additional land available to acquire.
- 11) Mr. Liebner testified that the benefits outweigh the detriments, he further noted that the goals of MLUL are furthered by enhancing the visual environment, reducing the lot coverage. He said there is no negative impact.
- 12) Susan Gulliford, 7 Hunt Club Road asked for clarification regarding the driveway
- 13) Mr. Liebner indicated that the applicant will comply with RSIS.
- 14) There was a discussion regarding drainage.
- 15) There was a discussion regarding the orientation of the home and the relocation of the driveway.
- 16) Mr. Liebner indicated that the house could be flipped and the driveway be on Old Somerville Road.
- 17) Public comment was closed.
- 18) Dr. Britting made a motion to approve application with the condition that the home be rotated to face Old Somerville Road and the driveway be 20 feet in width, seconded by Vice Chairman Wohlmacher.

Roll Call: , Mr. Valcheck – yes; Dr. Britting – yes; Mr. Valcheck – yes; Ms. Compher – yes; Vice Chairman Wohlmacher – yes; Chairman Herbert – yes; motion carries.

ADJOURNMENT

A motion to adjourn was made by Vice Chairman Wohlmacher, seconded by Ms. Compher. All were in favor.

The meeting adjourned at 8:49 p.m.

*Submitted by: David Kois, PP, AICP
Deputy Zoning Official/Co-Board of Adjustment Secretary*