

Hillsborough Township Board of Adjustment
APPROVED Meeting Minutes
February 2, 2022

Chairman Herbert called the Board of Adjustment meeting of February 2, 2022 to order at 7:02 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.

OATH OF OFFICE

- Alternate #2 – Scott Scherer - Oath taken January 24, 2022 with Katie Champ, Notary Public.

ROLL CALL

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

Also in attendance: Mark Anderson, Esq., Board Attorney, (Woolson Anderson Peach, P.C.); Drew DiSessa, PE, Board Engineer (Pennoni Engineering); David Kois, PP, AICP, Deputy Zoning Official, and Co Board Secretary; Marcella McLaughlin, Zoning Official and Co Board Secretary; , and Christina Restuccia, CCR, Covering Board Court Reporter.

CONSIDERATION OF RESOLUTIONS

BOARD OF ADJUSTMENT BUSINESS

- **T&M Service Extension of 2021 Service Contract Resolution**
 - Ms. Haines made a motion to extend the T&M 2021 Service Contract, 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** (TOD 2/28/22) – 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. ***Application carried from the January 19, 2022 Agenda without further notice.***
 - Ms. Haines made a motion carry application to March 16 without further notice, seconded by Vice Chairman Wohlmacher. All were in favor, none opposed; motion carries.
- **Salvatore and Bernice Romano (Application originally submitted under William / Gourley) – File BA-21-16** (TOD 12-31-21) – 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). ***APPLICANT APPEARED AT THIS HEARING (NOT SCHEDULED) AND ASKED TO BE ADJOURNED TO THE April 6, 2022 AGENDA (PREVIOUSLY NOT SCHEDULED) WITH NOTICE.***
 - Ms. Haines made a motion carry application to April 6, 2022 with notice, seconded by Vice Chairman Wohlmacher. All were in favor, none opposed; motion carries.

**Board of Adjustment Meeting Minutes
February 2, 2022**

- **Nassau Dog Daycare – File BA-21-01 (TOD 02-28-22)** – 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. ***Application carried from the January 19, 2022 Agenda without further notice.***
1. Ms. McLaughlin introduced the application.
 2. James Stahl, Esq. described the application.
 3. Ms. Hannah Teiser, Applicant was sworn in.
 4. Ms. Teiser described the improvements proposed to the property as described in the application and details about the operation, such proposing a cage free environment, 75 dogs maximum, drop/off and pick-up will be done in windows of time, 5-8 staff members needed and hours of operations will be from 7:00 AM to 9:00 PM.
 5. Ms. Teiser indicated that all State and local laws will be followed as it relates to the facility such as vaccinations requirements. She also noted that overnight boarding is also proposed and grooming is being considered.
 6. There was a discussion regarding circulation.
 7. Susan Gulliford, 7 Hunt Club Road asked a series of questions.
 8. Ms. Teiser indicated the facility is not micro-chipping the dogs, the well will be closed and public water connected. Additionally, the septic system will be built to accommodate future grooming operations.
 9. No further questions or comments from the public. Public comment was closed.
 10. Mr. William Byrne, Applicant’s Architect, was sworn in and gave professional qualifications and the board accepted them.
 11. Mr. Byrne, described the architecture of the building including the additions of cupolas and the intentions to keep it looking like an agricultural use to respect the history of the property and the surrounding area.
 12. Susan Gulliford, 7 Hunt Club Road asked a series of questions.
 13. Mr. Byrne, noted the walls will be insulated and cemented and will help abate noise.
 14. No further questions or comments from the public. Public comment was closed.
 15. Mr. Andrew Derick Ranger, Applicant’s Engineer, was sworn in and gave professional qualifications and the board accepted them.
 16. Mr. Ranger described the existing and proposed conditions. He noted that no LOI was completed, however the wetlands are already delineated. He described the K9 grass proposed, which he described as a synthetic pervious surface to be used for the dog run areas.
 17. There was discussion about the permeability of the K9 grass.
 18. There was a discussion related to circulation and the Board noted that a potential condition would be turning radius for Fire Trucks.
 19. Mr. Ranger indicated that directional arrows would be included.
 20. Mr. Ranger noted that no formal loading area was being proposed and a waiver is requested.
 21. Susan Gulliford, 7 Hunt Club Road asked a series of questions.
 22. Mr. Ranger indicated that the proposed water usage will comply with the State requirements.
 23. Mr. Ranger indicated that the proposed freestanding sign will be redesigned to comply with the Township’s legibility requirements.
 24. There was a discussion regarding safety concerns at the proposed entrance at the bend of Willow Road
 25. Ms. Haines indicated that written approval from Fire Marshall Chief Weiner is needed to address emergency response operations.
 26. There was a brief break and upon return the applicant requested to adjourn.
 27. Ms. Haines made a motion to adjourn the application without further notice to April 6, 2022, seconded by Mr. Valcheck. All were in favor, none opposed; motion carries.

ADJOURNMENT

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

The regular meeting adjourned at 9:03 pm and moved to an executive session.

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