



Township of Hillsborough

PLANNING & ZONING DEPARTMENT

PETER J. BIONDI MUNICIPAL BUILDING
379 SOUTH BRANCH ROAD
HILLSBOROUGH, NJ 08844
www.hillsborough-nj.org
(908) 369-4313

DRAFT REGULAR MEETING AGENDA FOLLOWS THIS NOTICE

NOTICE OF OPEN PUBLIC MEETINGS HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT

PLEASE TAKE NOTICE that the **Hillsborough Township Board of Adjustment** will hold the following open public meetings on **Wednesday, January 20, 2021** via virtual means only. Due to the Governor's Executive Orders and pursuant to P.L. 2020,c.11, the public may only participate remotely as outlined below.

Each meeting will be accessible through the same Zoom link below or choice of phone numbers listed. The **Board of Adjustment Reorganization Meeting** is scheduled to begin at **7:00 p.m.** The **Board of Adjustment Regular Meeting** is scheduled to begin at **7:30 p.m.**

Meeting and application documents will be available for inspection at <https://hillsboroughnj.civicclerk.com/> at least 10 calendar days prior to the scheduled meeting date. If you are unable to access the application material online or prefer to inspect the complete application file in person, please contact the Planning & Zoning Department at (908) 369-8382 or pgorman@hillsborough-nj.org to make arrangements.

At the time of each meeting, the public will be given an opportunity to participate remotely through Zoom as follows:

AGENDA: Board of Adjustment Reorganization Meeting - 7:00 p.m. Eastern Time (US and Canada)
AND

AGENDA: Board of Adjustment Regular Meeting - 7:30 p.m. Eastern Time (US and Canada)

Please click or enter the link below to join the meeting:

<https://zoom.us/j/98306621945?pwd=QkR2TmJ2U2FqQ3dMazIwUVBLc3QoZz09>

Webinar ID: 983 0662 1945

Passcode: No4WuT

Or iPhone one-tap:

US: +13126266799,,98306621945#,,,,,0#,,624103# OR +19292056099,,98306621945#,,,,,0#,,624103#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 OR +1 929 205 6099 OR +1 301 715 8592 OR +1 346 248 7799 OR +1 669 900 6833
OR +1 253 215 8782

Webinar ID: 983 0662 1945

Passcode: 624103

Members of the public should use the "raise hand" feature in Zoom, or *9 if participating by telephone, to indicate you would like to be recognized to speak.

Formal action may be taken. The public is invited to participate remotely as outlined above.

It is strongly recommended that if any member of the public wishes to present written comments or exhibits at the meeting that they be submitted to the Planning & Zoning Department, preferably electronically to pgorman@hillsborough-nj.org, at least two business days prior to the meeting. This will help ensure that your input is properly presented and recorded.

THIS NOTICE POSTED AT:

1. The Hillsborough Township Municipal Complex

THIS NOTICE COMMUNICATED TO:

1. Hillsborough Beacon
2. Courier News
3. Pamela Borek, MBA, RMC, Township Clerk

Patrick Gorman, PP, AICP
Board of Adjustment Secretary/Clerk



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TOWNSHIP OF HILLSBOROUGH BOARD OF ADJUSTMENT **DRAFT** REGULAR PUBLIC MEETING AGENDA WEDNESDAY, JANUARY 20, 2021 – 7:30 p.m. **CONDUCTED VIRTUALLY**

CALL TO ORDER

This meeting will be conducted virtually. The public will be given an opportunity to participate remotely through the advertised Zoom link or optional phone numbers identified in the public meeting notice. The public should use the “raise hand” feature in Zoom, or *9 if participating by telephone, to indicate you would like to be recognized to speak.

Application documents were made available for inspection at <https://hillsboroughnj.civicclerk.com/> at least 10 calendar days prior to the scheduled meeting date in accordance with the meeting notice.

All Board members, staff, and consultants will be participating remotely. Applicants and their professionals will be presenting remotely and will identify themselves before testifying.

SALUTE TO THE FLAG

ANNOUNCEMENT OF MEETING NOTICE

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 this meeting has been provided to the Hillsborough Beacon and The Courier News, to the Township Clerk, posted on the bulletin board at the Hillsborough Township Municipal Complex, and posted on the Township’s Website.

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.

ROLL CALL

_____ Frank Herbert	_____ Frank Valcheck
_____ John Stamler	_____ Jim Wohlmacher
_____ Helen Haines	_____ James Vinchur(Alt. 1)
_____ Curtis Suraci	_____ Kelly Compher (Alt. 2)
_____ Philomena Cellilli	

CONSIDERATION OF MEETING MINUTES

CONSIDERATION OF RESOLUTIONS

- Pilgrim River, LLC d/b/a The Avalon at Hillsborough – File BA-20-03

BOARD OF ADJUSTMENT BUSINESS

- 2020 Board of Adjustment Annual Report – Draft

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

PUBLIC HEARING - APPLICATIONS

Harvesters Gospel Center, Inc. – File BA-19-22 – (TOD 03-31-21) - Block 203.10, Lot 30 (formerly Block 203, Lot 4)- 490 Hillsborough Road. Applicant seeking preliminary and final major site plan approval; ‘d’ variances; and waivers, to construct an addition on the existing residential dwelling for a church and parsonage, with associated stormwater, parking, lighting, landscaping, and improvements, on Property in the R, Residential Zoning District. (EC Review: 10-26-20) ***Time of Decision Extension provided through March 31, 2021.***

Application continued from December 2, 2020 agenda without further notice for scheduling date only. (Limited application file posted for reference.)

Participating for the Applicant: Michael O’Grodnick, Esq. of the Law Firm of Savo, Schalk, Gillespie, O’Grodnick & Fisher; and Pastor Fred Hsu and Jacob Lin of Harvesters Gospel Center, Inc., Applicant.

Opposing Counsel: Matthew Moench, Esq. of King Moench Hirniak Mehta, LLP.

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- **Tzvi & Rochelle Volosov – File BA-20-06** – (TOD 02-08-21) - 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. (EC Review: 12-14-20)

Participating for the Applicant: Michael O’Grodnick, Esq. of the Law Firm of Savo, Schalk, Gillespie, O’Grodnick & Fisher; Michael K. Ford, PE, PP, of Van Cleef Engineering Associates; Art Bernard, PP of Art Bernard and Associates, LLC; and Tzvi and Rochelle Volosov, Applicants.

- **Jason Scott and Danielle Scott – File BA-20-07** – (TOD 01-31-21) - Block 58, Lot 59 – 107 Taylor Avenue. Applicants seeking ‘c’ bulk variance relief to retain existing walkway, patio, and sunroom addition, on Property located in the R, Residential Zone. ***Application adjourned from November 04, 2020 Agenda with re-notice.***

Participating for the Applicants: Jason Scott and Danielle Scott, Applicants.

- **Jitendra and Rakhi Kothari – File BA-20-10** – (TOD 01-31-21) - Block 207.02, Lot 60 – 12 Steeple Drive. Applicants seeking ‘c’ bulk variance relief to retain existing walkway and patio adjacent to the dwelling, and construct an inground pool with additional 1,380sf walkway and patio on Property located in the RA, Residential Agricultural Zone.

Participating for the Applicants: Jitendra and Rakhi Kothari, Applicants.

- **Robert Wagner, Jr. – File BA-20-12** (TOD 01-29-21) – Block 207.05, Lot 4 (formerly Block 207.E, Lot 4) - 7 Strawberry Lane. Applicant seeking ‘d(1)’ and ‘c’ bulk variances relief to construct a 24’ x 36’ two-car detached garage, on Property located in the R, Residential Zone.

Participating for the Applicant: Michael K. Ford, PE, PP, of Van Cleef Engineering Associates; Joseph M. Marchese, RA of John M. Marchese Architect; and Robert Wagner, Jr., Applicant.

ADJOURNMENT

NEXT MEETING:

February 03, 2021

This meeting will be held remotely / conducted virtually.