



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

MEETING AGENDA FOLLOWS THIS NOTICE

NOTICE OF OPEN PUBLIC MEETING HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT

PLEASE TAKE NOTICE that the **Hillsborough Township Board of Adjustment** will hold its regularly scheduled **Wednesday, June 02, 2021** meeting **via virtual means only**, commencing at **7:00 p.m.** Due to the Governor's Executive Orders and pursuant to P.L. 2020,c.11, the public may only participate in this meeting remotely as outlined below.

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 the meeting the public will be given an opportunity to participate as follows:

Remote Participation through Zoom

Topic: Board of Adjustment Meeting - 7:00 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.

Under the provisions set forth in the Open Public Meetings Act, emergency meetings and/or work sessions may be held with proper notice being given.

ONE OR MORE EXECUTIVE/CLOSED SESSIONS MAY BE CONDUCTED AT ANY OF THE MEETINGS LISTED ABOVE.

To help ensure everyone has an opportunity to participate, members of the public are encouraged to notify the Planning & Zoning Department no later than noon on the date of the meeting if they intend to participate by contacting the Board Clerk via email at pgorman@hillsborough-nj.org. 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 PUBLIC MEETING AGENDA

WEDNESDAY, JUNE 02, 2021 – 7:00 p.m.

CONDUCTED VIRTUALLY

CALL TO ORDER

This meeting will be conducted virtually. All Board member, consultants and staff will be participating remotely. 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.

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 the 2021 Annual Meeting Schedule has been provided to the officially designated newspapers, 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 in the State of New Jersey.

ROLL CALL

BOARD MEMBERS:

_____ Frank Herbert, <i>Chairman</i>	_____ Frank Valcheck
_____ John Stamler	_____ Jim Wohlmacher
_____ Helen Haines, <i>Vice Chairman</i>	_____ James Vinchur(Alt. 1)
_____ Curtis Suraci	_____ Kelly Compber (Alt. 2)
_____ Philomena Cellilli	

BOARD/TOWNSHIP PROFESSIONALS:

_____ David Maski, PP AICP, Township Planning Director
_____ Mark Anderson, Esq., Board Attorney (Woolson Anderson Peach, P.C.)
_____ Drew Di Sessa, PE, CME, Board Engineer (Pennoni Associates)
_____ Christina Restuccia, CCR, Covering Board Court Reporter
_____ Fred Kinzler, Township Technology Staff

BOARD OF ADJUSTMENT BUSINESS

- Appointment of Acting Board Secretary

CONSIDERATION OF MEETING MINUTES

- January 20, 2021 – Reorganization Meeting
- January 20, 2021 - Regular Meeting
- February 03, 2021
- March 03, 2021
- March 17, 2021
- April 07, 2021
- May 05, 2021

Continued to next page

CONSIDERATION OF RESOLUTIONS

- o New Centre, LLC – File BA-20-11
- Nicholas and Deborah Petrock - File BA-21-05

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

PUBLIC HEARING - APPLICATIONS

- **Christopher and Amy Parrillo - File BA-21-02** (TOD 06-28-21)– Block 174, Lot 94– 225 Zion Road. Applicants seeking 'c' bulk variances for relief from maximum impervious coverage; minimum lot area; and minimum front yard setback (existing nonconforming), to construct an addition, new front porch, deck and inground swimming pool with patio and walkway, on Property in the MZ, Mountain Conservation Zone. (EC Review: 02-22-21)

Participating for presentation of the application: Mark Wetter, Esq. of Random & Wetter; Michael K. Ford, PE of Van Cleef Engineering Associates; William Doran, RA of 3D Architecture; and Christopher Parrillo, Applicant.

- **McDonald's USA, LLC – File BA-20-13** (TOD 07-31-21) – Block 161, Lot 13 – ~~410~~-412 Route 206. Applicant seeking preliminary and final major site plan approval; 'd' variance; 'c' variances; and waivers, to renovate the building interior to include a new seating layout, and upgrade exterior finishes, redesigned the parking lot, signage, and related improvements; and to construct a side-by-side drive thru, on Property in the GA, Gateway 'A' Zone, and in the ASD, Architectural and Site Design Overlay District. ***Application adjourned from May 05, 2021 agenda with re-notice.***

Participating for the Applicant: Scott Lippert, Esq. of Pashman Stein Walder Hayden, P.C.; Alexander Lomei, PE of Bohler Engineering; Robert C. Goldman, AIA, of Chesapeake Design Group; John McDonough, LA, PP, AICP, and Brian Seidel, LLA, NJPP of John McDonough Associates, LLC; Paul Going, PE of Atlantic Traffic & Design Engineering, LLC; and David Singelyn, Operator.

ADJOURNMENT

NEXT MEETING:

June 16, 2021 (additional meeting)

The meeting listed above will be held remotely / conducted virtually.