



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 the open public meeting of **Wednesday, June 16, 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



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

TOWNSHIP OF HILLSBOROUGH BOARD OF ADJUSTMENT

PUBLIC MEETING AGENDA

WEDNESDAY, JUNE 16, 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 and subsequent updates, have 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, Chairman	_____ Frank Valcheck
_____ John Stamler	_____ Jim Wohlmacher
_____ Helen Haines, Vice Chairman	_____ James Vinchur(Alt. 1)
_____ Curtis Suraci	_____ Kelly Compher (Alt. 2)
_____ Philomena Cellilli	

BOARD/TOWNSHIP PROFESSIONALS:

_____ David Kois, PP, AICP, Business Advocate/Sustainable Director/Deputy Zoning Officer/
Interim Board Secretary

_____ Mark Anderson, Esq., Board Attorney (Woolson Anderson Peach, P.C.)

_____ Drew Di Sessa, PE, CME, Board Engineer (Pennonni Associates)

_____ Michael Lombardozzi, CSR, CRR, Board Court Reporter

_____ Fred Kinzler, Township IT Staff

CONSIDERATION OF MEETING MINUTES

CONSIDERATION OF RESOLUTIONS

BOARD OF ADJUSTMENT BUSINESS

Presentation by David Kois, PP, AICP, Business Advocate / Sustainability Director / Deputy Zoning Officer

- *A Journey to Zoning in Hillsborough Township: Commemorating the 75th Anniversary of the Adoption of Hillsborough Township’s First Zoning Ordinance*

Continued to next page

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

PUBLIC HEARING - APPLICATIONS

- **Andrew Green and Julie Van Hook – File BA-21-12** (TOD: 07-16-21) - Block 152.06, Lot 35 – 32 Valley Road. Applicant seeking 'c' bulk variance to relocate the existing shed to construct a detached garage, on Property in the R, Residential Zone. (EC Review: 05-24-21) **APPLICATION ADJOURNED TO JULY 07, 2021 WITH NOTICE.**
- **Hillsborough Village Center - File BA-21-03** (TOD 07-02-21) - Block 178, Lot 4.01 (formerly Lots 4-11) – 630-650 Route 206. Applicant seeking 'd(1)' use variance to use approximately 2,500 square feet of the 28,000 square feet of designated retail space, for a physical therapy office, on Property located in the Mixed-Use Inclusionary Overlay District within the TC, Town Center District, and within the ASDO, Architectural and Site Design Overlay Zone. **APPLICANT REQUESTING TO BE ADJOURNED TO JULY 07, 2021 WITHOUT FURTHER NOTICE.**

Extension of Time submitted through July 31, 2021.

Participating: Matthew R. Flynn, Esq., of Savo, Schalk, Gillespie, O'Grodnick & Fisher, P.A.

- **Niles and Leigh Johnson – File BA-21-08** (TOD 07-02-21) – Block 150.02, Lot 5 – 2 Woodville Terrace. Applicants seeking 'c' bulk variance to retain existing improvements, construct an addition to the existing residence, and install an underground drainage system on Property located in the R, Residential Zone (New Center Village Development is a nonconforming development within the zone).

Participating: Richard Fleischer, Esq. of The Law Office of Fleischer & Fleischer; William Scott, PE of Ensurlplan Inc.; Yuval Wellisch, AIA of Wellisch Architect LLC; and Niles and Leigh Johnson, Applicants.

ADJOURNMENT

NEXT MEETING:

July 07, 2021

The July meeting listed above will be held in person at The Peter J. Biondi Building.