



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

January 15, 2021
Revised: February 03, 2021
Revised: June 14, 2021

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 held its public Reorganization Meeting on Wednesday, January 20, 2021, at 7:00 p.m., conducted virtually, at which time the 2021 Schedule of Meetings below was adopted.

PLEASE TAKE NOTICE that as of July 01, 2021, the remainder of Hillsborough Township Board of Adjustment meetings will be held in person at the Peter J. Biondi Building, 379 South Branch Road, Hillsborough, NJ 08844. All attendees are required to follow in-person health protocols as posted at the time of the meeting.

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT 2021 SCHEDULE OF MEETINGS

REVISED NOTICE - CHANGE OF LOCATION AS OF JULY 01, 2021

Hillsborough Township Board of Adjustment Meetings begin at 7:00 p.m. prevailing time, the first Wednesday of the month, *unless otherwise specified.

January 20* (*Remote*)
February 03 (*Remote*)
March 03 (*Remote*)
March 17* (*Remote*)
April 07 (*Remote*)
May 06 (*Remote*)
June 02 (*Remote*)
June 16* (*Remote*) – additional mtg.

July 07
August – No Meetings
September 01
September 22*
October 06
November 03
December 01

January 19, 2022* – Reorganization Meeting 7:00 p.m. / Regular Meeting 7:30 p.m.

All July 01, 2021 through January 19, 2022 meetings listed above will be held at The Peter J. Biondi Building, 379 South Branch Road, Hillsborough, NJ, 08844.

Application documents will continue to be made available at <https://hillsboroughnj.civicclerk.com/> at least 10 calendar days prior to each scheduled meeting date. The complete application file is available for inspection in the Planning & Zoning Department at The Peter J. Biondi Building. Please contact the Planning & Zoning Department at (908) 369-8382 or dpadgett@hillsborough-nj.org with any questions Monday through Friday 8:30 a.m. – 4:00 p.m.

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.

FORMAL ACTION MAY BE TAKEN. THE PUBLIC IS INVITED TO ATTEND.

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

THIS NOTICE POSTED AT:

1. Hillsborough Township Municipal Complex

THIS NOTICE COMMUNICATED TO:

1. The Hillsborough Beacon
2. The Courier News
3. Pamela Borek, MBA, RMC, Township Clerk
4. Sarah Brake, RMC, Deputy Township Clerk

David Kois, PP, AICP
Interim Board Secretary



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TOWNSHIP OF HILLSBOROUGH BOARD OF ADJUSTMENT

DRAFT PUBLIC MEETING AGENDA

WEDNESDAY, JULY 07, 2021 - 7:00 PM

IN-PERSON MEETING – MUNICIPAL COURTROOM

CALL TO ORDER

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 Township's Website, and available at the Hillsborough Township Municipal Complex. **Further notice has been provided to the same that as of July 01, 2021, the remainder of 2021 Board of Adjustment meetings will be held in person at the Peter J. Biondi Building. Live virtual participation will no longer be available.**

Application documents have been made available on the Township's website at <https://hillsboroughnj.civicclerk.com/>. Complete applications files are available in the Planning and Zoning Department for inspection, in accordance with the public meeting notice.

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 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 (Pennoni Associates)
_____ Michael Lombardozzi, CSR, CRR, Board Court Reporter

CONSIDERATION OF MEETING MINUTES

- October 07, 2020
- November 04, 2020

CONSIDERATION OF RESOLUTIONS

- Christopher and Amy Parrillo – BA-21-02

BOARD OF ADJUSTMENT BUSINESS

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

PUBLIC HEARING - APPLICATIONS

- **Hillsborough Village Center - File BA-21-03** (TOD 07-31-21) - 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. **Application adjourned from June 16, 2021 without further notice. Application WITHDRAWN as per July 07, 2021 Letter.**

Continued to next page

- **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 an existing accessory structure (shed) and construct a detached garage in its current location, on Property in the R, Residential Zone. (EC Review: 05-24-21) ***Application adjourned from June 16, 2021 with notice.***

Participating: Andrew Green and Julie Van Hook, Applicants.

- **Douglas and Susan Klein - File BA-21-14** (TOD 08-16-21) – Block 180.09, Lot 10 – 6 McCoy Court. Applicants seeking ‘c’ bulk variance to construct a patio, on Property in the AG, Agricultural Zone.

Participating: Douglas and Susan Klein, Applicants.

- **Donald and Elizabeth Zobre - File BA-21-15** (TOD 08-16-21) – Block 204.06, Lot 17 (formerly Block 204.F, Lot 51) – 10 Hunt Club Road. Applicants seeking ‘c’ bulk variances to construct an addition, on Property in the R, Residential Zone.

Participating: Dennis Kowal, AIA, of Dennis Kowal Architects; and Donald and Elizabeth Zobre, Applicants.

ADJOURNMENT

NEXT MEETING:

NO Meetings in August

September 01, 2021

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