



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)	July 07
February 03 (Remote)	August – No Meetings
March 03 (Remote)	September 01
March 17* (Remote)	September 22*
April 07 (Remote)	October 06
May 06 (Remote)	November 03
June 02 (Remote)	December 01
June 16* (Remote) – additional mtg.	

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, November 3, 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.

OATH OF OFFICE

- Dr. Robert Britting, Jr. – Alternate #1 (Unexpired Term through 12-31-21) – Sworn in October 29, 2021.

ROLL CALL

BOARD MEMBERS:

_____ Frank Herbert, Chairman	_____ Frank Valcheck
_____ John Stamler	_____ Jim Wohlmacher
_____ Helen Haines, Vice Chairman	_____ Robert Britting, Jr. (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
_____ Marcella McLaughlin, Zoning Officer, Co-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, Court Reporter

CONSIDERATION OF MEETING MINUTES

- September 22, 2021
- October 6, 2021

CONSIDERATION OF RESOLUTIONS

- Muhammad Tahseen and Ansa Saleem – File BA-21-17

BOARD OF ADJUSTMENT BUSINESS

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

PUBLIC HEARING - APPLICATIONS

- **Global Investors, Inc. – File BA-21-13** – (TOD 01-31-22) Block 182.03, Lot 11 – 17 Old Somerville Road. **Application rescheduled to a date to be determined, with re-notice. Time of Decision provided through 01-31-22.**

Continued on next page

- **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. ***Application adjourned to the December 01, 2021 Agenda with notice. Time of Decision provided through December 31, 2021.***
- **Outfront Media, LLC – File BA-21-10** (TOD 11-30-21) – 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 continued from the 09-22-21 Agenda without further notice.***

Participating: Louis L. D’Arminio, Esq. of Price, Meese Shulman & D’Arminio, PC; Tiago F. Duarte, PC. of Dynamic Engineering; George W. Williams, PP, of Nishuane Group; Justin Taylor, PE, Dynamic Traffic; Ron Tourtellot and Jon Antal of Outfront Media, Applicants.

ADJOURNMENT

NEXT MEETING:

December 1, 2021

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

Live virtual participation will no longer be available