



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

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT NOTICE OF **JANUARY** 2022 MEETINGS

PLEASE TAKE NOTICE that the **Hillsborough Township Board of Adjustment** has scheduled the following public meetings as set forth below:

ALL MEETINGS WILL BE HELD IN PERSON AT:

The Peter J. Biondi Building, 379 South Branch Road, Hillsborough, NJ 08844 (Municipal Courtroom).

All attendees are required to follow the posted in-person protocol.

DATE: Wednesday, January 19, 2022
TIME: 7:00 p.m.
AGENDA: Reorganization Meeting
Formal action may be taken. The public is invited to attend.

DATE: Wednesday, January 19, 2022
TIME: 7:30 p.m.
AGENDA: Regular Meeting

- Outfront Media, LLC – File BA-21-10 - Block 65, Lots 19 & 20 – 151 Route 206 & Route 206. Applicant seeking 'd' use variances; '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 carried from December 01, 2021 without further notice.*
- Salvatore and Bernice Romano - File BA-21-16 - Block 8, Lot 19.03 – 3 Sycamore Lane. Applicants seeking 'c' bulk variances; and waiver to construct a new single-family dwelling, garage and associated improvements, on Property in the AG, Agricultural Zone. *Application carried from December 01, 2021 without further notice.*
- Global Investors, Inc. – File BA-21-13 - Block 182.03, Lot 11 - 17 Old Somerville Road. Applicant seeking 'c' bulk variances to demolish the existing single-family dwelling and garage, to construct a new single-family dwelling and driveway, on Property in the "R", Residential Zone.
- Nassau Dog Daycare – File BA-21-01 – Block 202, Lot 15.01 (*formerly Lot 15.A*) – 200 Willow Road (*formerly 300 Township Line Road*). Applicant seeking preliminary and final major site plan approval; 'd' use variance; 'c' bulk variances; and waivers, to construct a kennel and reconstruct a garage (existing single-family dwelling to remain), on Property in the AG, Agricultural Zone. *Subject Property is identified in the Historic Preservation Plan Element, Hillsborough Township Master Plan, Township of Hillsborough Somerset County, Adopted April 5, 2001 as located within the proposed Hillsborough-Pleasant Valley Historic District; Historic Site #110 "C.L. Voorhees House"; and identified in the National Historic Register of Historic Places.*

Formal action may be taken. The public is invited to attend.

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.

Meeting / application documents will be made available on the Township's website at <https://hillsboroughnj.civicclerk.com/> at least ten days in advance of these meetings. Complete applications files are available in the Planning and Zoning Department for inspection. Please contact the Planning & Zoning Department at (908) 369-8382 or mkane@hillsborough-nj.org with any questions Monday through Friday 8:30 a.m. – 4:00 p.m.

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

David Kois, PP, AICP
Interim Board of Adjustment Clerk/Secretary



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TOWNSHIP OF HILLSBOROUGH BOARD OF ADJUSTMENT

PUBLIC REGULAR MEETING AGENDA

WEDNESDAY, JANUARY 19, 2022 - 7:30 P.M.

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.

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

_____ Frank Herbert, Chairman

_____ John Stamler

_____ Helen Haines

_____ Dr. Robert Britting

_____ Philomena Cellilli

_____ Frank Valcheck

_____ Jim Wohlmacher, Vice Chairman

_____ Kelly Compher (Alt. 1)

_____ Scott Scherer (Alt. 2)

CONSIDERATION OF MEETING MINUTES

CONSIDERATION OF RESOLUTIONS

- **Harvesters Gospel Center – File BA-19-22** (Corrected Resolution- Property Block incorrect in original)

BOARD OF ADJUSTMENT BUSINESS

- **2021 Board of Adjustment Annual Report**

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

PUBLIC HEARING - APPLICATIONS

- **Outfront Media, LLC – File BA-21-10 (TOD 02-28-22 Ext)** – 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 carried from the December 1, 2021 Agenda without further notice. **APPLICANT REQUESTING TO BE ADJOURNED TO A DATE TO BE DETERMINE BY THE BOARD WITHOUT FURTHER NOTICE.***
- **Salvatore and Bernice Romano (Application originally submitted under William / Gourley) – File BA-21-16 (TOD 02-28-22 Ext)** – Block 8, Lot 19.03 – 3 Sycamore Lane. Applicants seeking 'c' bulk variances, and waiver from proposed disturbance within the Hillsborough Township Stream Corridor, to construct a new single-family dwelling, garage and associated improvements, on Property in the AG, Agricultural Zone. (BOA Agenda: 11-03-21). *Application carried from the December 1, 2021 Agenda without further notice. **APPLICANT REQUESTING TO BE ADJOURNED TO A DATE TO BE DETERMINED BY THE BOARD.***
- **Nassau Dog Daycare – File BA-21-01 (TOD 02-28-22)** – Block 202, Lot 15.01 – 200 Willow Road (formerly 300 Township Line Road), Hillsborough Township. Applicant is seeking "d" use and "c" bulk variances to demolish existing barn, construct a 4,289 square foot kennel and re-construct an existing 864 square foot garage. The existing single-family dwelling is to remain, on property in the "AG", Agricultural Zone. **APPLICANT REQUESTING TO BE ADJOURNED TO A DATE TO BE DETERMINED, WITHOUT FURTHER NOTICE.**

Continued on next page

- **Global Investors, Inc. – File BA-21-13 – (TOD 02-28-22 Ext)** - Block 182.03, Lot 11 - 17 Old Somerville Road. Applicants seeking “c” bulk variances for relief from minimum lot size, relief from two front yard setbacks and relief from minimum lot width to demolish existing SFD and garage to construct a new SFD and driveway, on property in the “R”, Residential Zone.

Participants: Lawrence B. Sachs, Esq., Applicant Attorney; Marc Leber – Applicant Engineer and Planner; William Doran – Applicant Architect; Michael Novik – principal of the Applicant.

ADJOURNMENT

NEXT BOARD OF ADJUSTMENT MEETING:

February 2, 2022 – 7 pm.