



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

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

January 19*	July 06
February 02	August – No Meetings
February 16*	September 07
March 02	September 21*
March 16*	October 19*
April 06	November 02
May 04	December 07
June 01	

January 18, 2023* – Reorganization Meeting 7:00 p.m.

Regular Meeting 7:30 p.m.

All in-person meetings listed above will be held at The Peter J. Biondi Building, 379 South Branch Road, Hillsborough, NJ, 08844.

Application documents are 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 mmclaughlin@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

Marcella McLaughlin, Zoning Official – Co Board Secretary/Clerk
David Koiss, PP, AICP – Co-Board Secretary/Clerk

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TOWNSHIP OF HILLSBOROUGH BOARD OF ADJUSTMENT PUBLIC MEETING AGENDA WEDNESDAY, June 1, 2022 - 7:00 PM 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 2022 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

BOARD MEMBERS

_____ Frank Herbert, Chairman	_____ Frank Valcheck
_____ John Stamler	_____ Jim Wohlmacher, Vice Chairman
_____ Helen Haines	_____ Kelly Compher (Alt. 1)
_____ Vacant – Seat #4	_____ Scott Scherer (Alt. 2)
_____ Philomena Cellilli	

BOARD/TOWNSHIP PROFESSIONALS

_____ Marcella McLaughlin, Zoning Officer, Co-Board of Adjustment Secretary/Clerk
_____ Mark Anderson, Esq., Board Attorney (Woolson Anderson Peach, P.C.)
_____ Drew Di Sessa, PE, CME, Board Engineer (Pennoni Associates)
_____ Tina Restuccia, CRR, covering Court Reporter

CONSIDERATION OF MEETING MINUTES

CONSIDERATION OF RESOLUTIONS

- Nassau Dog Daycare – File: BA- 21-01

BOARD OF ADJUSTMENT BUSINESS

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

PUBLIC HEARING – APPLICATIONS

- **856 Hillsborough, LLC (c/o John Chafos)- File BA-21-11 (TOD 7/29/22)** Block 177, Lot 24.02/ C0001 – 856 Route 206, Unit A, Hillsborough Township. Block 177, Lot 24.02/ C0001 – 856 Route 206, Unit A, Hillsborough Township. Applicant seeking "D" use variance to convert the existing 2nd floor office areas into residential apartments, on property located in the 'C-1', Neighborhood Shopping Center Zone. **ADJOURNED TO JULY 6, 2022 AGENDA WITH RE-NOTICE.**

- **Salvatore and Bernice Romano - File BA-21-16** (*Application originally submitted under William / Gourley*) – (TOD 7/30/22 Ext) – Block 8, Lot 19.03 – 3 Sycamore Lane, Hillsborough Township. 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). **ADJOURNED TO JULY 6, 2022 AGENDA WITHOUT FURTHER NOTICE.**
- **Irv Cyzner – File BA-21-20** – (TOD 7/15/22) - Block 11 Lots, 44, 44.01 and 44.02 - Amwell Road and Mill Lane. Applicant is seeking “d” use and “c” bulk variances and minor subdivision approval for three existing lots to be reconfigured into two building lots 44.03 along Mill Lane and Amwell Road requesting access for both lots from Mill Lane. Both dwellings to be serviced by public water on property in the AG, Agricultural Zone. **ADJOURNED TO A MEETING DATE TO BE DETERMINED WITH NOTICE.**
- **Amit and Mona Shah – File BA-22-01** (TOD 7/1/22) Block 207.01, Lot 107.02 – 5 Jamieson Way. Applicants are seeking ‘c’ bulk variance for waiver for proposed 22.8% impervious coverage, where 15% is allowed, and currently 17.6% exists to construct an inground pool, spa, retaining walls, associated patio, reconstruction and expansion of existing front walkway, expansion of driveway with pavers on both sides and construct two pillars at entrance of driveway on property in the “R”, Residential Zone. **Continued from April 6, 2022 agenda without further notice.**

Participant: Amit Shah, Applicant/Property Owner

ADJOURNMENT

NEXT MEETING:

July 6, 2022 at 7 pm.