



# Township of Hillsborough

PLANNING & ZONING DEPARTMENT  
THE PETER J. BIONDI BUILDING  
379 SOUTH BRANCH ROAD  
HILLSBOROUGH, NJ 08844  
(908) 369-4313  
[www.hillsborough-nj.org](http://www.hillsborough-nj.org)

## TOWNSHIP OF HILLSBOROUGH BOARD OF ADJUSTMENT NOTICE OF 2022 OPEN PUBLIC MEETING

### MEETING AGENDA FOLLOWS THIS NOTICE

PLEASE TAKE NOTICE that the Hillsborough Township Board of Adjustment held its public Reorganization Meeting on Wednesday, January 19, 2022, at 7:00 p.m., at which time the 2022 Schedule of Meetings below was adopted.

#### HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT 2022 SCHEDULE OF MEETINGS

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\*  
February 02  
February 16\*  
March 02  
March 16\*  
April 06  
May 04  
June 01

July 06  
August – No Meetings  
September 07  
September 21\*  
October 19\*  
November 02  
December 07

**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 email: [mmclaughlin@hillsborough-nj.org](mailto: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 Kois, PP, AICP – Co-Board Secretary/Clerk

**TOWNSHIP OF HILLSBOROUGH  
BOARD OF ADJUSTMENT PUBLIC AGENDA  
OCTOBER 19, 2022 AT 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 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                  | _____ Scott Scherer (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)  
\_\_\_\_\_ Tina Restuccia, CRR, covering Court Reporter

**CONSIDERATION OF RESOLUTIONS**

- 1 Daniel and Jamie Angosto - BA-22-06
- 2 856 Hillsborough, LLC (Chafos) - BA-21-11

**CONSIDERATION OF MEETING MINUTES**

**BOARD OF ADJUSTMENT BUSINESS**

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

**PUBLIC HEARING - APPLICATIONS**

- **Harnek and Narinder Dhillon-Athwal - BA-22-10-** (TOD 12/22/22 )- Block 175.17 (previously Block 175) , Lot 15.05 – 1 Danbury Court, Hillsborough Township. Applicant is seeking "c" variance for waiver of impervious coverage to construct a built-in pool with associated 890-sf. patio surround and walkway. Existing impervious coverage is at 15.03% whereas 15% is allowed and 17.08% is proposed on property located in the 'R', Residential Zone. **Applicant not able to notice in time to meet the 10/19/22 hearing date, rescheduled to**

**November 2, agenda with notice.**

- **Scott Carlisle - BA-22-09** - (TOD 12/9/22)- Block 153, Lot 3 - 374 Triangle Road, Hillsborough Township. Applicant is seeking two “c” variances to construct a 372-sf. master bedroom and master bath in addition to their single-family dwelling for relief of an existing non-conforming side yard setback to the proposed 10'.3” side yard setback where 25’ is required and 22’.11” currently exists and relief of existing impervious coverage where 21.24% is proposed and 15% is allowed and 19.55% currently exists, on property located in the ‘R’, Residential Zone.

**Participants:** Scott Carlisle, homeowner and John J. Sullivan Jr., Esq., applicant attorney.

- **Fountain Plaza, LLC - BA-22-13 Appeal to Administrative Decision/Interpretation** (TOD 2/02/23) - Block 163.22, Lot 35 - 425 Amwell Road, Hillsborough Township. The applicant is appealing the Zoning Officer's decision to deny an "Use" Zoning Permit Application , # Z-22-394, requesting more information regarding a Montessorri School in the TC, Town Center Zone.

**Participants:** Art Skaar, Sole Member of Fountain Plaza, LLC; Leslie S. Meldrum, President of Meldrum Associates, Inc. t/a The Cherry Blossom Montessori School; Donna A. Fiumara, Head of School of The Cherry Blossom Montessori School

**ADJOURNMENT**

1 NEXT MEETING - NOVEMBER 2 , 2022 - 7 PM.