



# 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)

## 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 MEETING AGENDA  
NOVEMBER 2, 2022 AT 7:00 PM  
MUNICIPAL COURTROOM**

THE PETER J. BIONDI BUILDING  
379 SOUTH BRANCH ROAD  
HILLSBOROUGH, NJ 08844  
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**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:**

\_\_\_\_\_ 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**

**CONSIDERATION OF MEETING MINUTES**

- April 6, 2022
- June 1, 2022
- July 6, 2022
- September 7, 2022

**BOARD OF ADJUSTMENT BUSINESS**

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

## **PUBLIC HEARING - APPLICATIONS**

- **Salvatore and Bernice Romano – File BA-21-16 - (TOD 12/31/22 Ext)** (*Application originally submitted under William / Gourley*) – 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. *Adjourned from the September 7, 2022 agenda with notice – further requests to be adjourned to January 18, 2023 agenda with notice.*
- **Walko Automotive -File: BA-22-07 -(TOD 12/9/22)** Block 71, Lot 3 – 2120-2122 Camplain Road ( 2122 Camplain Road located in Hillsborough and 2120 Camplain Road located in Manville, Block 89, Lot 45). Applicant seeking preliminary and final major site plan approval, “c” and “d” variances and waivers for an environmental impact and community impact statements to construct a 1,071-sf. addition to the existing structure and related site improvements to property in the I1, Light Industrial Zone. *Applicant's notice deemed deficient - adjourned to January 18, 2023 agenda with notice.*
- **0 New Centre, LLC - File BA-20-11 (2022 Amended Application)** – (TOD 2/8/23) - Block 148, Lot 25 (formerly Block 149, Lot 1) – 101 Hodge Road, Hillsborough Township. Applicant seeking approval for the amended Variance Plan dated 6/14/22 to account for County of Somerset right-of-way requirements as to the side yard on New Centre Road (CR 627) and rear yard on South Branch (CR 625) of ‘C’ Bulk variances granted by Resolution BA-20-11, for construction of a single family modular home with deck on property located the RS, Rural/Suburban Zoning District. *Applicant's notice deemed deficient - adjourned to December 7, 2022 agenda with notice.*
- **Fountain Plaza, LLC - BA-22-13 (Request for an interpretation)** - (TOD 2/02/23) - Block 163.22, Lot 35 - 425 Amwell Road, Hillsborough Township. The applicant requests an interpretation of Use for Commercial/Instructional Activities in response to a Zoning "Use" Denial: # Z-22-394, issued in response to a proposed Montessori School in the TC, Town Center Zone. *Applicant carried from October 19, 2022 agenda without notice.*  
  
*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*
- **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. *Adjourned (not heard) from the October 19, 2022 agenda with notice.*

## **ADJOURNMENT**

**NEXT MEETING:**  
December 7, 2022 – 7 p.m.