



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 2023 APPROVED ANNUAL MEETING SCHEDULE

PLEASE TAKE NOTICE that the **Hillsborough Township Board of Adjustment** held its public Reorganization in-person meeting on Wednesday, January 18, 2023, at 7:00 p.m. at the Peter J. Biondi Building, 379 South Branch Road, Hillsborough, NJ 08844, at which time the **2023 Schedule of Meetings below was adopted.**

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

January 18*	July 19*
February 15*	August – No Meetings
March 01	September 06
March 15*	September 20*
April 19*	October 04
May 03	November 01
June 07	December 06

January 17, 2024* – Reorganization Meeting 7:00 p.m.

Regular Meeting Immediately Follows

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

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 AS ADVERTISED IN THE MEETING NOTICE POSTED ON THE HILLSBOROUGH TOWNSHIP WEBSITE AT

[https://hillsboroughnj.civicclerk.com/.](https://hillsboroughnj.civicclerk.com/)

**ONE OR MORE EXECUTIVE / CLOSED SESSIONS MAY BE CONDUCTED
AT ANY OF THE MEETINGS LISTED ABOVE.**

ADOPTED: January 18, 2023

Marcella McLaughlin, Zoning Officer, Board Secretary

THIS NOTICE POSTED AT:

Hillsborough Township Municipal Complex

THIS NOTICE COMMUNICATED TO:

The Hillsborough Beacon

The Courier News

Pamela Borek, MBA, RMC, Township Clerk



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**BOARD OF ADJUSTMENT
PUBLIC MEETING AGENDA
WEDNESDAY, MARCH 15, 2023 – 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 2023 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	___ Frank Valcheck
___ John Stamler	___ Jim Wohlmacher, Vice Chairman
___ Helen Haines	___ Tom Ramsey (Alt.1)
___ Jarrett Dewelde	___ Scott Scherer (Alt. 2)
___ Catherine Payne	

BOARD PROFESSIONALS

___ Marcella McLaughlin, Zoning Officer, 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 MEETING MINUTES

CONSIDERATION OF RESOLUTIONS

- Bilkoo Construction, Inc (2022 Amended Application) - File BA-19-21

BOARD OF ADJUSTMENT BUSINESS

- Certification of Absent Members for Cyzner Application – meeting date 2/16/22.

Continued on next page.....

BUSINESS FROM THE FLOOR *(for matters not on the agenda)*

PUBLIC HEARING - APPLICATIONS

- **Salvatore and Bernice Romano – File BA-21-16 - (TOD 2/28/23 Ext)** – Block 8, Lot 19.03 – 3 Sycamore Lane. Applicants (*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 January 18, 2023 agenda with notice, being heard at the 3/27/23 EC meeting and requested to be adjourned to the May 3, 2023 agenda with notice.***
- **Irv Cyzner – File BA-21-20 – (TOD 4/30/23 EXT)** - 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 & 44.04 along Mill Lane and Amwell Road and requesting access for both lots from Mill Lane. Both dwellings are to be serviced by public water on property in the AG, Agricultural Zone. ***Adjourned from June 1, 2022 agenda with notice.***

Participants: CherylLynn Walters, Applicant’s attorney; ***Michael*** Ford, P.E. – Applicant’s Engineer; John Hughes, Applicant’s Property Manager; John Taikina, P.P., Applicant’s Planner; Irv Cyzner, Applicant (as needed)

EXECUTIVE SESSION

ADJOURNMENT

NEXT MEETING:

April 19, 2023