



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

January 19, 2023

Revised May 08, 2023 to include additional meeting dates: 05-31-23 and 06-21-23

Revised May 30, 2023 to include cancellation dates: 02-15-23; 06-07-23; and 06-07-23

NOTICE OF PUBLIC MEETINGS HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT

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.**

PLEASE TAKE NOTICE that the **Hillsborough Township Board of Adjustment** amended its Annual Meeting Schedule at the open public meeting of May 03, 2023 as outlined below:

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT 2023 APPROVED 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 18*	July 19*
February 15* - cancelled	August – No Meetings
March 01	September 06
March 15*	September 20*
April 19*	October 04
May 03	November 01
May 31* (special mtg.)	December 06
June 07 - cancelled	
June 21* (special mtg.)	

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/>.

**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, July 19, 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 **and additional meeting dates** have 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 application files are available in the Planning and Zoning Department for inspection, in accordance with the public meeting notice.

ROLL CALL:

___ Frank Herbert, <i>Chairman</i>	___ Frank Valcheck
___ John Stamler	___ Jim Wohlmacher, Vice Chairman
___ Helen Haines	___ Tom Ramsey (Alt.1)
___ Jarrett Dewelde	___ Vacant (Alt. 2) – <i>As of July 13, 2023</i>
___ Catherine Payne	

BOARD PROFESSIONALS

___ Marcella McLaughlin, Zoning Official, Board Clerk / Secretary
___ Mark Anderson, Esq., Board Attorney (Woolson Anderson Peach, P.C.)
___ Mark Mayhew, PE, CME, Board Engineer (Pennoni Associates)
___ Christina Restuccia, CRR, covering Court Reporter

CONSIDERATION OF MEETING MINUTES

- **May 31, 2023 – Special added meeting BA-22-12** for Pilgrim River dba The Avalon at Hillsborough.

CONSIDERATION OF RESOLUTIONS

- **Salvatore and Bernice Romano - BA-21-16** – Resolution was adopted at the special added meeting on June 21, 2023. Notice of Decision published in the Hillsborough Beacon on June 30, 2023.

BOARD OF ADJUSTMENT BUSINESS

- **Resignation of board member** - Scott Scherer - Seat: Alt #2, Expiring 12-31-24.

Continued to next page.....

- **Rong Qiu & Hagen Amarell - File BA-23-06** - Applicant withdrew their Board of Adjustment Application as of July 6, 2023. Relocated shed to approved location and was issued a Zoning Permit.

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

PUBLIC HEARING - APPLICATIONS

- **Pilgrim River dba The Avalon at Hillsborough - BA-22-12** (TOD 9/30/23 Ext) Block 199, Lot 44.01 (1 Bayara Court), Lot 45 (381 Amwell Road), Lot 46 (385 Amwell Road), and Lot 47.01 (393 Amwell Road). Applicant seeking minor subdivision approval; preliminary and final major site plan approval; 'd' use variance; 'c' bulk variances, waivers; and submission waivers, to demolish three existing dwellings on Lots 44.01, 45, and 46 to consolidate and subdivide approximately 17.5 acres from Lots 44.01, 45, 46, and 47.01 into three lots: Proposed Reconfigured Lot 47.01 to contain the existing assisted living buildings and associated parking and driveways; to construct two new 6,228 SF on-staff housing apartment buildings with associated parking and site improvement on Proposed Lot 47.02; and to contain the existing stormwater management basin on Proposed Lot 47.03, on Property in the GA, Gateway 'A' Zoning District. ***Carried from the May 31, 2023 Agenda without further notice and on 7/18/23 Requesting to be Adjourned to the September 6, 2023 Agenda without further notice.***
- **1122 River Road (Michael Mueller) - File BA-22-15** - (TOD 09-16-23 Ext.) - Block 11, Lot 8 - 1122 River Road. Applicant seeking 'd' use variance; and 'c' bulk variances (existing nonconforming), to permit the existing dwelling to be used as a two-family dwelling (duplex), and to affirm existing nonconforming standards for the Property identified in the *Historic Preservation Plan Element, Hillsborough Township Master Plan, Township of Hillsborough Somerset County, Adopted April 5, 2001 as the "Shepherd House"*, located within the Neshanic Mills Historic District, and located in the AG, Agricultural Zone.

Participants: Michael Mueller - Applicant; David J. Singer, Esq.- Applicant's attorney; Wayne Ingram, PE, PLS, PP, CME – Applicant's Engineer.

- **Michael and Marie Avolio - File BA-23-07** - (TOD 10/6/23/) - Block 150.01, Lot 13 - 35 Van Zandt Drive. Applicant seeks three "c" variances for impervious coverage of 32.8% where 15% is permitted and 25% is court mandated; side yard of 13 feet where 15 feet is permitted; and rear yard setback for attached deck of 8 feet where 11.06 feet is permitted with a rear-yard reduction, to construct a first-floor 7' x 33.83' addition to the existing rear of the dwelling located in the Hillsborough Township "R"/ Residential Zone - with court mandated bulk requirements granted for the "New Center Village" development.

Participants: Michael and Marie Avolio

ADJOURNMENT

NEXT MEETING: (No meetings in August)

**September 6, 2023
7:00 p.m.**