



# Township of Hillsborough

## PLANNING & ZONING DEPARTMENT

PETER J. BIONDI MUNICIPAL BUILDING  
379 SOUTH BRANCH ROAD  
HILLSBOROUGH, NJ 08844  
[www.hillsborough-nj.org](http://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:

|                                                                                         |
|-----------------------------------------------------------------------------------------|
| <b>HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT<br/>2023 APPROVED SCHEDULE OF MEETINGS</b> |
|-----------------------------------------------------------------------------------------|

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* - <b>cancelled</b> | August – No Meetings |
| March 01                        | September 06         |
| March 15*                       | September 20*        |
| April 19*                       | October 04           |
| May 03                          | November 01          |
| <b>May 31*</b> (special mtg.)   | December 06          |
| June 07 - <b>cancelled</b>      |                      |
| <b>June 21*</b> (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



# Township of Hillsborough

## PLANNING & ZONING DEPARTMENT

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

## BOARD OF ADJUSTMENT - PUBLIC MEETING AGENDA WEDNESDAY, **September 6, 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:**

|                                           |                                                 |
|-------------------------------------------|-------------------------------------------------|
| ___ <b>Frank Herbert, <i>Chairman</i></b> | ___ Frank Valcheck                              |
| ___ John Stamler                          | ___ <b>Jim Wohlmacher, <i>Vice Chairman</i></b> |
| ___ Helen Haines                          | ___ Tom Ramsey (Alt.1)                          |
| ___ Jarrett Dewelde                       | ___ Vacant (Alt. 2)                             |
| ___ 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**

- **June 21, 2023** – Special added Meeting for **Midwest Storage Developers – BA-23-01**
- **July 19, 2023**

### **CONSIDERATION OF RESOLUTIONS**

- **None**

*Continued to next page.....*

### **BOARD OF ADJUSTMENT BUSINESS**

“Review for action on applications that have been in “incomplete” status greater than one year, in violation of Board Bylaw requirement: **Section 6:6 Notice of Incompleteness**. If any application remains incomplete for more than one year from the date of the notification, the application shall be deemed to be withdrawn. Thereafter, any attempt to renew the application shall be treated as a new application.

- **Amwell Nursery and Landscape Supply, LLC. - BA-20-15** - Incomplete since 11/9/2020.
- **Peggy Berry - BA-21-09** - Incomplete since 4/13/2021.

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

### **PUBLIC HEARING - APPLICATIONS**

- **Alan and Judy Katz - BA-22-08** – (TOD - 10/27/23) Block 175,01, Lot 2 - 821 Atkinson Circle, Hillsborough Township. Applicant seeking one “c” variance for relief from impervious coverage where 15% is permitted and 15.9% exists, to keep the existing 401 square foot walkway which was supposed to be removed per Zoning Permit issued for in-ground pool on property located in the R/Residential Zone.

***Participants:** Alan and Judy Katz*

- **Japun and Meghavi Bhavsar - BA-23-04** (TOD -10/19/23) - (TOD) 10/19/23) - Block 174.01, Lot 3 – 204 Daval Road, Hillsborough Township. Applicants are seeking **two** ‘c’ bulk variances: the first for a rear yard setback for the existing /proposed deck, where **35.8’** is required, utilizing the rear yard reduction allowed in the zoning application process, and 30’2” is proposed; and the second variance is for the shed located in a front yard. The principal structure addition does not require a variance as the expansion is permitted per **188-66**: where a principal structure can be expanded along the same plane as the existing non-conformity as long as it does not expand on that non-conforming setback. The property is located in the **R/** Residential Zone.

***Participants:** Japun and Meghavi Bhavsar*

- **Pilgrim River dba The Avalon at Hillsborough - BA-22-12** (TOD 9/30/23) 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. ***Adjourned from July 19, 2023 agenda without further notice.***

***Participants:** Michael P. O’Grodnick, Esq. – Applicant’s Attorney; Don Pelligrino - Applicant; Michael Ford – Applicant’s Civil Engineer; Douglas Coleman – Applicant’s Architect; Jay Troutman – Traffic Engineer; Frank Banish – Applicant’s Planner.*

*Continued to next page.....*

**ADJOURNMENT**

**NEXT MEETING:**

**September 20, 2023  
7:00 p.m.**