



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, **November 1, 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, Chairman	___ Frank Valcheck
___ John Stamler	___ Jim Wohlmacher, Vice Chairman
___ 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.)
___ **William Willard, Esq. Township Attorney** (DiFrancesco Bateman Kunzman Davis Lehrer & Flaum, PC)
___ Mark Mayhew, PE, CME, Board Engineer (Pennoni Associates)
___ Michael Lombardozzi, CRS, CRR – Court Reporter

CONSIDERATION OF MEETING MINUTES

- September 6, 2023
- September 20, 2023

CONSIDERATION OF RESOLUTIONS

- Michael and Marie Avolio – BA-23-07 (revised to correct the lot size)

BOARD OF ADJUSTMENT BUSINESS

- Midwest Storage Developers - BA-23-01 - Withdrawal of Application without prejudice effective 10/20/23.

Continued to next page.....

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

PUBLIC HEARING - APPLICATIONS

- **Nilesh and Parul Bhatti - File BA-23-21** (TOD 12/29/23) Block 175.17 (Previously Block 175), Lot 15.04 - 3 Danburry Drive, Hillsborough Township. Applicants seeking one "c" variance for rear yard setback for a deck where a 40' rear yard setback is required and proposed is 6.25' in the R/Residential Zone. ***Legal Notice was not published - Applicant will be rescheduled to a future date - TBD.***
- **Meredith Ramsey - BA-23-10** - (TOD 11/20/23) - Block 204, Lot 7.11 - 198 Fairfield Lane, Hillsborough Township. Applicant requests one "c" variance for relief from impervious coverage to construct a concrete patio and walkway associated with a new in-ground pool - where 10% impervious coverage is permitted, 11.9% currently exists and 13.9% is proposed on property located in the RA/Residential Agricultural Zone. ***Carried from the September 20, 2023 Agenda with Notice.***
- **Steven & Erica Glowinski - BA-23-09** (TOD) 11/29/23) - Block 203.15, Lot 11 - 11 Regina Drive, Hillsborough Township. Applicant requests one "c" variance for relief from impervious coverage – where 15% impervious coverage is permitted, 14.79% currently exists, and 17.7% is proposed to construct an in-ground pool and associated patio on property located in the "R"/Residential Zone. ***Rescheduled from the September 20, 2023 agenda due to notice deficiency.***
- **Sandeep & Hetal Patel -File BA-23- 13** (TOD 12/21/23) Block 207.09, Lot 1 – 8 Jamieson Way, Hillsborough Township. Applicants are seeking one "c" variance for relief from impervious coverage where 15% is permitted and 12.3% currently exists and 17.4% is proposed for a new 1,800 sf. Paver patio; a new 76-sf. walkway from driveway to new patio; a 420-sf. driveway expansion; and placement of a 192-sf. shed within permitted setback on property located in the R/Residential Zone.
- **Hillsborough RB LLC (Block 201, Lot 1) – File BA-23-15 APPEAL (Ref: 23-PB-10-MS/MSP)** - Applicant seeking APPEAL of the Zoning Administrative Officer's decision on completeness of the land development application submitted to the Planning Board under file 23-PB-10-MS/MSP, seeking preliminary major subdivision; preliminary major site plan; and waivers. Application file 23-PB-10- MS/MSP was deemed "incomplete" on July 27, 2023. Subject Property is located on vacant land on corner of Route 206 & Homestead Road, in the LI, Light Industrial Zoning District.

Participants: Damien Del Duca, ***Esq.***, Del Duca Lewis & Berr, LLC - applicant's attorney; Brett Skapinetz, PE, PP of Dynamic Engineering – applicant's engineer; and Corey Chase of Dynamic Traffic.

ADJOURNMENT

NEXT MEETING:

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