



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/.](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
Sarah Brake, RMC, Township Clerk/Public Information Officer



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BOARD OF ADJUSTMENT - PUBLIC MEETING **DRAFT** AGENDA WEDNESDAY, **December 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:

☐ 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/TOWNSHIP 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. – Representing the Administrative Officer
☐ Mark Mayhew, PE, CME, Board Engineer (Pennonni Associates)
☐ Michael Lombardozzi, CRS, CRR – Board Court Reporter

CONSIDERATION OF MEETING MINUTES

CONSIDERATION OF RESOLUTIONS

- Alan and Judy Katz - BA-22-08
- Pilgrim River/The Avalon at Hillsborough - BA-22-12
- Japun and Meghavi Bhavsar - BA-23-04
- Steven C & Erica (Hermansen) Glowinski - BA-23-09
- Meredith Ramsey - BA-23-10
- Sandeep and Hetal Patel - BA-23-13

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BOARD OF ADJUSTMENT BUSINESS

- ***The October 4, 2023 meeting minutes***, previously on this agenda for approval, require further revisions and will be added to the January 17, 2024, Board of Adjustment regular meeting for approval.
- ***Ms. Haines***, absent at the November 1, 2023 Board of Adjustment meeting, ***has certified*** that she has read the transcript of the ***Hillsborough RB, LLC - November 1, 2023 hearing***.

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 to construct a new 752 square foot deck where a 40 feet rear yard setback is required and proposed is 20 feet rear yard setback in the R/Residential Zone. ***Rescheduled from the November 1, 2023 agenda with re-notice.***

Participants: Nilesh and Parul Bhatti – homeowners.

- **Fountain Plaza /Cherry Blossom Montessori School - BA-23-08** (TOD 12/28/23) - Block 163.22, Lot 35 - 425 Amwell Road (West Wing), Hillsborough Township. Applicant seeking "d" use variance for waiver of non-permitted use of a school on the existing site, proposing to convert the entire one-story building, referred to as the West Wing, into a pre-K through 6th grade school with a proposed playground, modification of the building entrance, new façade sign and renovations to the interior of the building including necessary ADA compliant changes on property located in the TC/ Town Center District. ***Application Carried from the October 4, 2023 Agenda - without notice.***

Participants: Michael E. Dipple, PE- Edwards Engineering Group and L2A Land Design, LLC; Jay S. Troutman, Jr, PE Mc Donough & Rea Associates, Inc. - Traffic and Transportation Consulting; John McDonough, LA, PP, AICP- Professional Planner -John McDonough Associates, LLC.; Jeffrey W. Kusmick, RA – Architect; Cindy Skaar, fact witness for Fountain Plaza; Ms. Leslie Meldrum, President and owner of Meldrum Associates, Inc. - doing business as Cherry Blossom Montessori School; Mr. Ken Worden, Fountain Plaza Property manager; Arthur L. Skaar, Jr. Esq, Applicant and Sole member of Fountain Plaza, LLC.

- **Valley Industrial Partners (B 143, L 4) – File BA-23-17 APPEAL (Ref: 23-PB-12-S/MSP)** - Applicant seeking APPEAL of the Administrative Officer's decision on completeness of the land development application submitted to the Planning Board under file 23-PB-12-S/MSP, seeking minor subdivision; preliminary major site plan; and waivers. Application file 23-PB-12-S/MSP was deemed "incomplete" on July 27, 2023. Subject Property is located on Auten Road and Valley Road, in the GI, General Industrial Zoning District. ***Application Carried from the October 4, 2023 Agenda – without notice.***
- **Valley Industrial Partners (B 143, L 3) – File BA-23-18 APPEAL (Ref: 23-PB-13-MSP)** - Applicant seeking APPEAL of the Administrative Officer's decision on completeness of the land development application submitted to the Planning Board under file 23-PB-13-MSP, seeking preliminary major site plan with waiver. Application file 23-PB-13-MSP was deemed "incomplete" on July 27, 2023. Subject Property is located on New Centre Road, in the GI, General Industrial Zoning District. ***Application Carried from the October 4, 2023 Agenda – without notice.***

- ***Participants:*** Bryan D. Plocker, Esq. – Hutt & Shimanowitz, PC – attorney for applicant; John Kainer – Valley Industrial Partners, LLC – Managing Member; Renee Anstiss, PE – Colliers Engineering & Design – Engineer; Joseph Odenheimer, PE – Colliers Engineering & Design – Engineer; Daniel Bloch – Colliers Engineering & Design – Planner; Rick Pratt, AIA – Pratt Design – Architect

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- **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. ***Application Carried from the November 1, 2023 Agenda – without notice.***

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:

January 17, 2024

Reorganization Meeting - 7:00 p.m.

Immediately followed by the Regular Meeting