



Township of Hillsborough

PLANNING & ZONING DEPARTMENT
THE PETER J. BIONDI BUILDING
379 SOUTH BRANCH ROAD
HILLSBOROUGH, NJ 08844
(908) 369-4313
www.hillsborough-nj.org

BOARD OF ADJUSTMENT NOTICE OF 2024 OPEN PUBLIC MEETING

MEETING AGENDA FOLLOWS THIS NOTICE

PLEASE TAKE NOTICE that the Hillsborough Township Board of Adjustment held its public Reorganization Meeting on Wednesday, January 17, 2024, at 7:00 p.m., at which time the 2024 Schedule of Meetings below was adopted.

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT 2024 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 17*	July 17*
February 21*	August – No Meetings
March 06	September 04
April 03	September 18*
May 01	October 02*
June 05	November 06
	December 04

January 15, 2025* – Reorganization Meeting 7:00 p.m. / Immediately Followed by the Regular Meeting

All meetings listed above will be held at The Peter J. Biondi Building, 379 South Branch Road, Hillsborough, NJ, 08844.

Application documents/ plans will be posted in a timely manner to the Hillsborough Township website at <https://hillsboroughnj.civicclerk.com>. The complete application file is available for inspection in the Planning & Zoning Department at The Peter J. Biondi Building. Please contact the Planning & Zoning Department at (908) 369-8382 or email: mmclaughlin@hillsborough-nj.org with any questions Monday through Friday 8:30 a.m. – 4:00 p.m. 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.
ONE OR MORE EXECUTIVE / CLOSED SESSIONS MAY BE CONDUCTED
AT ANY OF THE MEETINGS LISTED ABOVE.**

ADOPTED: January 17, 2024

Marcella McLaughlin, Assistant Director Planning and Zoning/Zoning Official
Board Secretary/Clerk

THIS NOTICE POSTED AT:

1. Hillsborough Township Municipal Website and Complex

THIS NOTICE COMMUNICATED TO:

1. The Hillsborough Beacon
2. The Courier News
3. Sarah Brake, RMC, Township Clerk



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BOARD OF ADJUSTMENT - PUBLIC MEETING AGENDA FEBRUARY 21, 2024 AT 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 2024 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 application files are available in the Planning and Zoning Department for inspection, in accordance with the public meeting notice.

ROLL CALL

BOARD MEMBERS:

_____ Frank Herbert, Chairman
_____ John Stamler
_____ Helen Haines
_____ Jarrett Dewelde
_____ Marguerite Gladstone

_____ Tom Ramsey
_____ Jim Wohlmacher, Vice Chairman
_____ Vivek Rao(Alt. 1)
_____ Tim Lockburner (Alt. 2)

BOARD/TOWNSHIP PROFESSIONALS:

_____ Marcella McLaughlin, Zoning Official, Board Secretary
_____ Mark Anderson, Esq., Board Attorney (Woolson Anderson Peach, P.C.)
_____ Mark Mayhew, PE, CME, Board Engineer (Pennoni Associates)
_____ Michael Lombardozi, CRR, Court Reporter

CONSIDERATION OF MEETING MINUTES

- December 06, 2023
- January 17, 2024 - Reorganization Meeting
- January 17, 2024 - Regular Meeting

CONSIDERATION OF RESOLUTIONS

- Fountain Plaza (Cherry Blossom Montessori) - File BA-23-08
- Hillsborough RB - File BA-23-15 Appeal
- Valley Industrial Partners - File BA-23-17 Appeal
- Valley Industrial Partners - File BA-23-18 Appeal

BOARD OF ADJUSTMENT BUSINESS

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BUSINESS FROM THE FLOOR (For Matters not on the Agenda)

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PUBLIC HEARING - APPLICATIONS

- **Bina and Brijesh Patel - BA-23-19** - (TOD 5/1/24) Block 203.23, Lot 38 (*Formerly Block 203, Lot 15.C*) - 14 Ivy Lane. Applicant seeking "c" bulk variance relief from maximum impervious coverage, where 16.2 % is existing, 17.1% is proposed, and 15% is permitted; minimum front yard setback, (Wetherell) where 45.75 feet is proposed, and 50 feet is required; and reaffirm the existing nonconforming minimum side yard setback, where 28.1 feet is existing and proposed, and 30 feet is required, to retain existing improvements and construct a 305 SF. addition, on a corner property, located in the R, Residential Zone. ***Extension of Time provided through May 01, 2024. APPLICATION ADJOURNED TO MAY 01, 2024 WITH RE-NOTICE.***
- **PSE&G (Gas M&R Station) – File BA-23-22** (TOD 4/5/24) - Block 177, Lot 24.13 – 105 Mountain View Road. Applicant seeking 'd'(2) Use Variance; 'c' Bulk Variances; and waivers to demolish the existing 576 SF Regulating Building to construct a new one-story 1,642 SF Regulating Building, to contain new process/mechanical equipment for distribution. Additional improvements proposed include replacement of some above and below grade process/mechanical equipment, pipes; placement of a new natural gas generator; and replacement of the existing fence, all to be contained within the existing Station yard, on Property in the R, Residential Zone.
Participants: Ryan Brennan, PE, PMP - PSE&G Project Manager; Chris Barros, PE - Project Engineer, ODIN; Katherine L Hering, PE, PP – Planner, E2PM; Michael T. Conaway, PE - Ostergaard Acoustical Associates; Chris Cirrotti, PE (Langan)-Stormwater/ SCD.

ADJOURNMENT

Next Meeting: March 6, 2024 – 7 p.m.