



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*
February 21*
March 06
April 03
May 01
June 05

July 17*
August – No Meetings
September 04
September 18*
October 02*
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 SEPTEMBER 18, 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.portal.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	_____ Tom Ramsey
_____ John Stamler	_____ Jim Wohlmacher, Vice Chairman
_____ Helen Haines	_____ Vivek Rao (Alt. 1)
_____ Jarrett Dewelde	_____ Tim Lockburner (Alt. 2)
_____ Marguerite Gladstone	

BOARD/TOWNSHIP PROFESSIONALS:

_____ David Kois, PP, AICP / Planning Director/ Deputy Zoning Official
_____ Marcella McLaughlin, Assistant Planning Director / Zoning Official, Board Secretary
_____ Mark Anderson, Esq., Board Attorney (Woolson Anderson Peach, P.C.)
_____ Mark S. Mayhew, PE, CME, Board Engineer (Pennoni Associates)
_____ Christina Restuccia, CRR, covering Court Reporter

CONSIDERATION OF MEETING MINUTES

- July 17, 2024

CONSIDERATION OF RESOLUTIONS

- Geoffrey and Kathleen Schwint – BA-24-02

BOARD OF ADJUSTMENT BUSINESS

- Phoenix Carriage Farm – BA-24-07- application scheduling, TOD 12/27/24.

Continued on next page

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

PUBLIC HEARING - APPLICATIONS

- **Heather Marso - BA- 24-09** - (TOD 11/15/24) - Block 147, Lot 9.01 - 1296 Orchard Drive. Applicant seeks "c" variances for a side yard and rear yard setback to reconstruct the existing barn/accessory structure in the same location, on property located in the Hillsborough Township CR Zone / Central Residential District and South Branch Historic District.
- **Chick-Fil-A - BA- -24-05** (TOD 10/31/24 EXT)) Block 152.03 (previously Block 152), Lot 14 (previously Lot 36A) - 296 Route 206 (corner of Triangle Road and Route 206). Applicant seeks "c" bulk and "d" use variances to construct a 6,100- sf. Chick-fil-A, a quick service restaurant with dual drive-through lanes on the current "Exxon" gas service station location, which consists of four service bays and 8 fueling stations on property located in the Hillsborough Township OLC/Office Light Commercial Zone District. *7/10/24 - Applicant was adjourned from the July 17, 2024, agenda with re-notice.*

ADJOURNMENT

Next Meeting:

OCTOBER 2, 2024 – 7:00 P.M.