



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 NOVEMBER 6, 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:

_____ 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

- September 18, 2024
- October 2, 2024

CONSIDERATION OF RESOLUTIONS

- Heather and Mark Marso – BA-24-09

BOARD OF ADJUSTMENT BUSINESS

Continued on next page

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

PUBLIC HEARING - APPLICATIONS

- **Christopher and Jamie Nardo - Ba-24-04** (TOD 1/17/25) - Block 182, Lot 32 - 15 Old Somerville Road. Applicant is seeking two "c" bulk variances to keep improvements on the property for impervious coverage where 15% is allowed and 19.3% currently exists as a result of a three-season room addition that was approved with a Zoning permit issued with conditions to remove 1) a greenhouse - 252 sf.; 2) walkway - 20.5 sf.; 3) a patio - 446 sf. and 4) driveway reduction of 751.26 sf. and also seeking a side yard setback of 11.25' to keep an existing shed on the nonconforming location where a 15' 5" feet side yard setback is required for an accessory structure, on property located in the Hillsborough Township R Zone / Residential District.
- **Harvestate Group, LLC - File BA-23-11** (TOD 11/14/24) - Block 180.01, Lots 44 & 45 - Vacant Property on Route 206. Applicant to consolidate two lots totaling 8.635 acres. Applicant seeking Preliminary and Final Major Site Plan Approval; 'd' variance; 'c' bulk variances; and waivers to construct a 105, 663 sf. one-story building footprint including an interior drive-thru, for use as a temperature controlled self-storage 678-unit facility and 850 SF office space, with associated stormwater, parking, lighting, landscaping, septic system, utilities and improvements, on Property located in the HS, Highway Service Zone District.

Participants: Richard Schatzman, Esq – Schatzman Baker, Applicant's attorney; David J. Schmidt, PE, D.S. Engineering, PC, Applicant's Engineer.; Ben Burkhart, BKB Properties - Self-storage Advisor and owner of storagestudy.com; John McDonough, LA, PP, AICP -Professional Planner of state of New Jersey; Stephen Patron, Applicant's representative.

ADJOURNMENT

Next Meeting:

DECEMBER 4, 2024 – 7:00 P.M.