



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 DECEMBER 4, 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

- November 6, 2024 Meeting Minutes

CONSIDERATION OF RESOLUTIONS

- Christopher and Jamie Nardo – BA-24-04
- Philip and Preya Gopaul - BA-24-06

Continued on next page

BOARD OF ADJUSTMENT BUSINESS

- Resolution of Appreciation – John Stamler
- Bylaws Subcommittee read out.

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

PUBLIC HEARING - APPLICATIONS

- **Yasir Farooq and Saba Yasir Farooq - BA-23-26** - (TOD 01/31/2025 Ext) - Block 40, Lot 8 - The property is currently vacant land in Flagtown, on the corner of Sixth Street and Clawson Avenue. The applicant proposes to construct a 2,397-sf. detached single-family residence and 1,056-sf. driveway and 583-sf. of walkways on .53 acres in the CR- Central Residential zoning district. The proposal requires three, “c” variances. The first “c” variance is for the front yard setback to Sixth Street where 35.25 feet is proposed and 40 feet is required. A second “c” variance is required for the existing non- conforming Minimum Lot Width at setback where 110 feet is proposed and 120 feet is required. The third “c” variance is for the construction of the detached single-family residence on an undersized lot without both public water and sewer (property would have well water) where .53 acres is proposed and 2 acres is required (Per Chapter 188, Attachment 2, note 2). ***Applicant was adjourned from the September 4, 2024, canceled agenda with re-notice.***

Participants: Jordan S. Friedman, Esq., Applicant’s attorney - Vastolla & Sullivan; Ashraf M. Ragab, AIA., Architect – Amrarch Design Studio; Henry Hinterstein, LLA, PP, Professional Planner; Pam Mathews, PE, LS. Engineer – Van Cleef Engineering; Yasir Farooq and Saba Yasir Farooq – Applicant.

- **Chick-Fil-A - BA-24-05** (TOD 12/31/2024 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, on property located in the Hillsborough Township OLC/Office Light Commercial Zone District. ***Applicant carried from the October 2, 2024, agenda without notice.***

Participants: Duncan M. Prime, Esq.- Prime Tuvel & Miceli, Applicant’s Attorney; John Martinez, - Chick-fil-A, Applicant; Vincent Kelly, PE - Colliers, Applicant’s Engineer; Corey Chase, PE – Dynamic, Traffic Engineer for Applicant; Dan Block, PP- Colliers, Applicant’s Planner.

ADJOURNMENT

Next Meeting:

JANUARY 15, 2025- REORGANIZATION MEETING – 7:00 P.M.

(Immediately followed by the)

JANUARY 15, 2025 - REGULAR MEETING