



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 - PUBLIC MEETING **DRAFT AGENDA**

JANUARY 15, 2025 AT 7:15 PM

MUNICIPAL COURTROOM

CALL TO ORDER

SALUTE TO THE FLAG

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 2025 January 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	____ Tom Ramsey
____ Tim Lockburner	____ Jim Wohlmacher
____ Helen Haines	____ Robert Movshin (Alt. 1)
____ Jarrett Dewelde	____ Mildred Molina (Alt 2)
____ Marguerite Gladstone	

BOARD/TOWNSHIP PROFESSIONALS:

____ Marcella McLaughlin, Zoning Official, Board Secretary
____ Randall Peach, Esq., Covering Board Attorney (Woolson Anderson Peach, P.C.)
____ Mark S. Mayhew, PE, CME, Board Engineer (Pennoni Associates)
____ Tina Restuccia, CRR, covering Court Reporter

CONSIDERATION OF MEETING MINUTES

CONSIDERATION OF RESOLUTIONS

Continued on next page.....

BOARD OF ADJUSTMENT BUSINESS

- **Harvestate Group, LLC – BA-23-11** – Applicant was carried from the *November 6, 2024* meeting agenda to the January 15, 2024 regular meeting agenda to be scheduled to an approved 2025 meeting to be continued without further notice.
- **Yasir Farooq & Saba Yasir Farooq - BA-23-26** - Applicant was carried from the *December 4, 2024* meeting agenda to the January 15, 2025 regular meeting agenda to be scheduled to an approved 2025 meeting to be continued without further notice.
- **Chick-fil-A - BA-24-05** - Applicant was carried from the *December 4, 2024* meeting agenda to the January 15, 2025 regular meeting agenda to be scheduled to an approved 2025 meeting to be continued without further notice.

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

PUBLIC HEARING - APPLICATIONS

- **Phoenix Carriage Farm, LLC – BA-24-07 (TOD 3/31/25 EXT)** - Block 200.10, Lot 4 (Formerly Block 200.B, Lot 4) – 2 Clerico Lane. Applicant seeking Preliminary and Final Major Site Plan Approval; ‘d’ use variance; ‘c’ bulk variances; and waivers to construct 4 walk-up restaurants in cargo containers with seating on the roofs, a 200 sf. bathroom facility building, 46 two-story townhouse style apartments over four buildings; an amphitheater, and expanded parking, patios, lighting and pedestrian pathways around the site, on Property located in the GC, Gateway ‘C’ Zone. Property is also identified in the *Historic Preservation Plan Element, Hillsborough Township Master Plan, Township of Hillsborough Somerset County, Adopted April 5, 2001*, as located within the Proposed Clerico Lane Historic District, and listed as Hillsborough Historic Site #36 (“Van Nuys House”). *Applicant requested to be adjourned to a date TBD in 2025 as their notice was not sufficient to be heard on January 15, 2025.*

ADJOURNMENT

NEXT MEETING:

**Wednesday, February 5, 2025
7 p.m.**