



Township of Hillsborough

PLANNING & ZONING DEPARTMENT

THE PETER J. BIONDI BUILDING

379 SOUTH BRANCH ROAD

HILLSBOROUGH, NJ 08844

(908) 369-4313

www.hillsboroughnj.gov

January 17, 2025

MEETING AGENDA FOLLOWS THIS NOTICE

HILLSBOROUGH TOWNSHIP - BOARD OF ADJUSTMENT NOTICE OF 2025 ANNUAL 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 15*

February 05

February 19*

March 05

March 19*

April 02

May 07

June 04

July 16*

August – No Meetings

September 03

September 17*

October 15*

November 05

December 03

January 21, 2026* – Reorganization Meeting 7:00 p.m. / Immediately Followed by the Regular Meeting

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

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.

APPLICATION DOCUMENTS/PLANS WILL BE POSTED IN A TIMELY MANNER TO THE HILLSBOROUGH TOWNSHIP'S WEBSITE AT: <https://hillsboroughnj.portal.civicclerk.com/>. APPLICATION FILES ARE AVAILABLE FOR INSPECTION AT THE PLANNING AND ZONING DEPARTMENT.

ONE OR MORE EXECUTIVE / CLOSED SESSIONS MAY BE CONDUCTED AT ANY OF THE MEETINGS LISTED ABOVE.

ADOPTED: January 15, 2025

Maria Kane, Planning and Zoning Clerk

THIS NOTICE POSTED AT:

Hillsborough Township Municipal Complex

THIS NOTICE COMMUNICATED TO:

The Hillsborough Beacon

The Courier News

Sara Brake, RMC, Township Clerk



**TOWNSHIP OF HILLSBOROUGH
BOARD OF ADJUSTMENT **DRAFT** MEETING AGENDA
FEBRUARY 5, 2025 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 January 15, 2025 Board of Adjustment meetings 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, <i>Chairman</i>	_____ Tom Ramsey, <i>Vice Chairman</i>
_____ Tim Lockburner	_____ Jim Wohlmacher
_____ Helen Haines	_____ Robert Movshin (Alt. 1)
_____ Jarrett Dewelde	_____ Mildred Molina (Alt. 2)
_____ Marguerite Gladstone	

BOARD/TOWNSHIP PROFESSIONALS:

_____ Marcella McLaughlin, Assistant Director, Zoning Official, Board Secretary
_____ Mark Anderson, Esq., 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

- December 4, 2025 Regular Meeting

CONSIDERATION OF RESOLUTIONS

BOARD OF ADJUSTMENT BUSINESS

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

Continued on next page.....

PUBLIC HEARING - APPLICATIONS

- **Harvestate Group, LLC - File BA-23-11 (TOD 02/28/25)**- 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*. ***On November 6, 2024, the applicant was heard and carried to the January 15, 2025 agenda for scheduling to the February 5, 2025 agenda.***
- **Community Options, Inc. BA-24-08** (TOD 4/28/25 Ext.)- Block 199, Lot 11.01 - 32 Hamilton Road. Applicant seeking two “c” bulk variances for maximum impervious coverage, where 15% is required and 24.4% is proposed and minimum lot width, where 150 feet is required and 120.99 feet is proposed, to demolish the existing one-story dwelling and construct a one-story, four-bedroom Group home with associated site improvements on property located in the *R/Residential Zone District*.
- **372 Zion Road/ Roberts Road 21 LLC - BA-23-12** - (TOD 04/28/25 EXT) Block 173, Lot 51, 372 Zion Road. The applicant is requesting “c” variances to demolish the existing dilapidated dwelling on the property and construct a new 1,967 sf. single family dwelling and associated 1,068 sf. driveway on a non-conforming .725-acre property with a shared driveway from Zion Road located in the *MZ/Mountain Conservation District*.

ADJOURNMENT

Next Meeting:

February 19, 2025 – 7 p.m.