



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 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

PLANNING & ZONING DEPARTMENT

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(908) 369-8382

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BOARD OF ADJUSTMENT MEETING AGENDA FEBRUARY 19, 2025 AT 7:00 - 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 Board of Adjustment 2025 Annual Schedule of 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: <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, Vice Chairman
_____ Tim Lockburner	_____ Jim Wohlmacher
_____ Helen Haines	_____ Robert Movshin (Alt. 1)
_____ Jarrett Dewelde	_____ Mildred Molina (Alt. 2)
_____ Marguerite Gladstone	

BOARD/TOWNSHIP PROFESSIONALS:

_____ Marcella McLaughlin, Assistant Planning & Zoning 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

- January 15, 2025 Reorganizational Meeting Minutes
- January 15, 2025 Regular Meeting Minutes

CONSIDERATION OF RESOLUTIONS

- Harvestate Group, LLC - BA-23-11

BOARD OF ADJUSTMENT BUSINESS

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

Continued on next page.....

PUBLIC HEARING - APPLICATIONS

- **Anthony Marucci – File BA-23-03** (TOD 5/02/25) - Block 204.06, Lot 112 (formerly Block 204F, Lot 68) - 54 Francis Drive. Application seeks four “c” variances for 1) exceeding the maximum impervious limit, where 15% is permitted, 23.6% percent was existing and 27.8% percent was constructed, 2) reaffirm the pre-existing nonconforming lot width at setback where 125 feet is required and 116.5 feet is existing, 3) an accessory structure (gazebo) located in a front yard on Willow Road, and 4) the deck encroaching on the required front yard setback from Willow Road where 50 feet is required and 35.3 feet is existing on property located in the R / Residential Zone District.

***Participants:** Michael P. O’Grodnick, Esq., Corsini, Warner, Gillespie, O’Grodnick & Fisher P.A.- Applicant’s Attorney; Michael K Ford, PE, PP, Van Cleef Engineering Associates, LLC,- Applicant’s Engineer.*

- **John Lazorchak - File BA-24-12** (TOD 03/04/25) - Block 11, Lot 18 – 703 Amwell Road. Applicant seeking "c" bulk variances and waivers to remove the existing shed; renovate and construct an addition to the existing single-family dwelling; construct a new patio and driveway; construct a new septic system, and associated improvements, on Property located in the AG, Agricultural Zone within the Neshanic Historic District (Site #26 on the National Register of Historic Places Inventory).

ADJOURNMENT

NEXT MEETING:

March 5, 2025 – 7 pm.