



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

TOWNSHIP OF HILLSBOROUGH 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 Planning Director / 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



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 AGENDA JUNE 5, 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.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, 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

- April 3, 2024
- May 1, 2024

CONSIDERATION OF RESOLUTIONS

- Pankaj and Kirtikumari Amin – BA-24-01

BOARD OF ADJUSTMENT BUSINESS

Continued on next page...

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

PUBLIC HEARING - APPLICATIONS

- **Geoffrey and Kathleen Schwint - BA-24-02** - (TOD: 07/09/24-) - Block 151.05, Lot 2 - 25 Fine Road. Applicant seeking two "c" bulk variances for side yard and front yard (corner lot) waivers to construct an in-ground swimming pool on property located in the "AH" Zone/Affordable Housing District. ***Applicant's was adjourned from the May 1, 2024 agenda with re-notice.***
- **Yasir Farooq and Saba Yasir Farooq - BA-23-26** - (TOD 8/14/24) - Block 40, Lot 8 - Vacant lot on Corner of Clawson Ave and Sixth Street. Applicant seeks three "c" bulk variances for waiver of (1) minimum lot size of .53 acres where two acres is required for vacant land without public water supply; (2) Front yard setback on Sixth Street of 35.35 feet where 40 feet is required; and (3) minimum lot width of 110 feet where 120 feet is required to build a new Single-family home on property located in the CR/Central Residential Zone/District.

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.

- **Anthony and Lisa Germana - BA-24-03** (TOD 8/13/24) - Block 174, Lot 164 - 16 Biggs Lane. The applicant is requesting two "c" bulk variances for waiver of (1) front-yard setback to Biggs Lane where 150' is required and 144' is proposed and (2) waiver for existing non-conforming impervious coverage of 6.75%, where 5% is permitted and 6.75% total is proposed, to construct a 360-sf. sunroom on property located in the MZ/Mountain Zone District.
- **Irv Cyzner – BA-21-20 (2024 EXT)** – (TOD 8/13/24) Block 11, Lots 44, 44.01 and 44.02 - Applicant received minor subdivision approval and use variance approval from the Board of Adjustment on March 15, 2023, as per memorialized Resolution referenced BA-21-20, adopted on May 3, 2023 to consolidate the three existing three lots with access on Mill Lane and Amwell Road into two new lots, to be known as Block 11, Lots 44.03 and 44.04 to be recorded by November 9, 2023. Due to the unforeseen delays in outside agency approvals relating to sewer access, the Applicant was unable to record the subdivision deed within 190 days of approval. Applicant therefore seeks an extension of time to record the subdivision consolidation of two new lots deed for a period of one (1) year, as provided for in N.J.S.A. 40:55D-52(a), to November 9, 2024 on property located in the AG/Agricultural Zone/District.

Participants: Rachel L. Koutishian, Esq., Applicant's Attorney – Nehmad Davis & Goldstein, PC.; Paul Christopher, PE, Applicant's engineer – Van Cleef Engineering; Mark Gorda, Applicant's Project Manager – Cyzner Properties; Irv Cyzner, Applicant.

ADJOURNMENT

Next Meeting:

JULY 17, 2024 – 7:00 P.M.