



# Township of Hillsborough

## PLANNING & ZONING DEPARTMENT

THE PETER J. BIONDI BUILDING

379 SOUTH BRANCH ROAD

HILLSBOROUGH, NJ 08844

(908) 369-4313

[www.hillsboroughnj.gov](http://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



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THE PETER J. BIONDI BUILDING  
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HILLSBOROUGH, NJ 08844  
(908) 369-8382  
[www.hillsboroughnj.gov](http://www.hillsboroughnj.gov)

## BOARD OF ADJUSTMENT MEETING AGENDA

**MARCH 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 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**  
\_\_\_\_\_ Tim Lockburner  
\_\_\_\_\_ Helen Haines  
\_\_\_\_\_ Jarrett Dewelde  
\_\_\_\_\_ Marguerite Gladstone

\_\_\_\_\_ Tom Ramsey, **Vice Chairman**  
\_\_\_\_\_ Jim Wohlmacher  
\_\_\_\_\_ Robert Movshin (Alt. 1)  
\_\_\_\_\_ Mildred Molina (Alt. 2)

#### **BOARD/TOWNSHIP PROFESSIONALS:**

\_\_\_\_\_ 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)  
\_\_\_\_\_ Tina Restuccia, CRR, covering Court Reporter

### CONSIDERATION OF MEETING MINUTES

- February 5, 2025

### CONSIDERATION OF RESOLUTIONS

### BOARD OF ADJUSTMENT BUSINESS

- "Motion to cancel March 19, 2025 meeting"

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

Continued on next page....

## **PUBLIC HEARING - APPLICATIONS**

- **Chick-Fil-A - BA-24-05** - (TOD 04/30/25 EXT) Block 152.03 (previously Block 152), Lot 14 (previously Lot 36A) - 296 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, on property located in the OLC/Office Light Commercial Zone District. ***Applicant adjourned from the December 4, 2024, agenda with re-notice and has requested to be rescheduled to a future agenda TBD with notice.***
- **John Lazorchak - File BA-24-12** (TOD 06/30/25) - 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). Applicant carried without notice from the February 19, 2025 agenda. ***Applicant carried from February 19, 2025 agenda without further notice. Would like to be adjourned/carried to June 4, 2025 Agenda.***
- **Yasir Farooq and Saba Yasir Farooq - BA-23-26** - (TOD 04/31/2025 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 continued from the December 4, 2024 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.

## **ADJOURNMENT**

### **NEXT MEETING:**

**April 2, 2025 – 7 pm.**