



Township of Hillsborough

PLANNING & ZONING DEPARTMENT

THE PETER J. BIONDI BUILDING
379 SOUTH BRANCH ROAD
HILLSBOROUGH, NJ 08844
(908) 369-4313

www.hillsboroughnj.gov

BOARD OF ADJUSTMENT

(MEETING AGENDA FOLLOWS THIS NOTICE)

PLEASE TAKE NOTICE that the Hillsborough Township Board of Adjustment held its public Reorganization Meeting on Wednesday, January 15, 2025, at 7:00 p.m., at which time the 2025 Schedule of Meetings below was adopted.

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*	July 16*
February 05	August – No Meetings
February 19*	September 03
March 05	September 17*
March 19*	October 15*
April 02	November 05
May 07	December 03
June 04	

January 21, 2026* – 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.portal.civicclerk.com>. The complete application file is available for inspection in the Planning & Zoning Department at the Peter J. Biondi Building - Monday through Friday 8:30 a.m. – 4:00 p.m. Please contact the Planning & Zoning Department with any questions. 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 15, 2025

Marcella McLaughlin, Assistant Director Planning and Zoning/Zoning Official / Board Secretary

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



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BOARD OF ADJUSTMENT MEETING AGENDA APRIL 2, 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, <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 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 19, 2025*
- *March 5, 2025*

CONSIDERATION OF RESOLUTIONS

- *Anthony Marucci – BA-23-03*
- *Community Options, Inc. – BA-25-08*

BOARD OF ADJUSTMENT BUSINESS

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

Continued on next page...

PUBLIC HEARING - APPLICATIONS

- **372 Zion Road/ Roberts Road 21 LLC - BA-23-12** - (TOD 07/31/25 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 non-conforming .725-acre property with a shared driveway from Zion Road located in the MZ/Mountain Conservation District. ***Carried from the February 5, 2025 agenda without further notice – needs to be adjourned revisions to plan received 3/24/25 requiring re-notice.***

Participants: Jordan S. Friedman, Esq., Vastola & Sullivan – Applicant’s Attorney

- **Kevin and Jacqueline Carfagno - BA-24-10** - (TOD 6/13/25-EXT) Block 46, Lot 1, 750 Clawson Avenue. Applicant is seeking ‘d’ use variances to construct a 4,000-sf. pole barn on the site for storage of Septic and Drain Cleaning equipment and trucks associated with their business on property located in the CR Zone/ Central Residential District. – ***Needs to be adjourned – notice not sufficient additional ‘d’ variances required - applicant needs to re-notice.***

Participants: Matthew R. Flynn, Esq., Savo, Schalk, Corsini, Warner, Gillespie, O’Grodnick & Fisher PA

- **Yasir Farooq and Saba Yasir Farooq - BA-23-26** - (TOD 04/30/2025-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). ***Carried from the March 5, 2025 agenda without further notice.***

Participants: Jordan S. Friedman, Esq., Vastola & Sullivan - Applicant’s attorney; Ashraf M. Ragab, AIA., Amrarch Design Studio - Architect –Applicant’s Architect; Henry Hinterstein, LLA, PP, Professional Planner; Pam Mathews, PE, LS. Van Cleef Engineering – Applicant’s Engineer; Yasir Farooq and Saba Yasir Farooq – Applicant.

ADJOURNMENT

Next Meeting:
May 7, 2025 – 7 p.m.