



TOWNSHIP OF HILLSBOROUGH

PLANNING & ZONING DEPARTMENT

THE PETER J. BIONDI BUILDING

379 SOUTH BRANCH ROAD

HILLSBOROUGH, NJ 08844

(908) 369-8382

www.hillsboroughnj.gov

BOARD OF ADJUSTMENT MEETING AGENDA JUNE 4, 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

- April 2, 2025 Regular Meeting Minutes

CONSIDERATION OF RESOLUTIONS

- Yasir and Saba Yasir Farooq – BA-23-26

BOARD OF ADJUSTMENT BUSINESS

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

EXECUTIVE SESSION

- "Executive Session, closed to the public, for discussion with the Board Attorney of matters falling within the attorney-client privilege."

PUBLIC HEARING - APPLICATIONS

- **John Lazorchak - File BA-24-12 (TOD 09/30/25 EXT)** - 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. (Property is identified in the *Historic Preservation Plan Element, Hillsborough Township Master Plan, Township of Hillsborough Somerset County, Adopted April 5, 2001*, as located within the Neshanic Historic District (Site #26 on the National Register of Historic Places Inventory). HPC meeting 12-19-24. *Adjourned from the March 5, 2025 Agenda without further notice. Requested further adjournment to July 16, 2025 without further notice.*
- **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 April 2, 2025 agenda with re-notice. 5/22/25 Requested to be further adjourned to July 16, 2025 with notice.*

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

- **Kevin and Jacqueline Carfagno - BA-24-10 - (TOD 6/30/25 EXT)** Block 46, Lot 1, 750 Clawson Avenue. Applicant is seeking 'd' use variances and Minor Site Plan approval to construct a 4,000-sf. pole barn and 3,600 second driveway on site for storage of Septic and Drain Cleaning equipment and trucks associated with their septic and drain cleaning business on single-family dwelling property located in the CR Zone/ Central Residential District. *Adjourned from the May 7, 2025 Agenda, with re-notice.*
- ***Participants:*** Matthew R. Flynn, Esq., Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher PA. – Applicant's Attorney; Frank Antisel, PE & PP, Accurate Engineering PC. - Applicant's Engineer; Kevin Carfagno – Applicant/Owner.

ADJOURNMENT

NEXT MEETING:

July 16, 2025 – 7 pm.