



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 **DRAFT** MEETING AGENDA JULY 16, 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**
____ 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 & 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

- June 4, 2025 Regular Meeting Minutes
- June 4, 2025 Executive Session Meeting Minutes

CONSIDERATION OF RESOLUTIONS

BOARD OF ADJUSTMENT BUSINESS

- Consideration to cancel the scheduled September 17, 2025 Board of Adjustment meeting.

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

PUBLIC HEARING - APPLICATIONS

- **372 Zion Road/ Roberts Road 21 LLC - BA-23-12** - (TOD 10/31/25 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 sf. single family dwelling and associated driveway on non-conforming .725-acre property with a shared driveway from Zion Road located in the MZ/Mountain Conservation District. *Adjourned from the June 4, 2025 Agenda without further notice. To be further adjourned to the September 3, 2025 Agenda.*
- **John Lazorchak - File BA-24-12** (TOD 12/31/25 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 June 4, 2025 Agenda without further notice. To be further adjourned to the November 5, 2025 Agenda.*
- **Brickner & Mravcak Variance – BA-25-02** (TOD 8/19/25) – Block 174, Lot 36 – 279 East Mountain Road. Applicant seeking one ‘c’ bulk variance for relief of impervious coverage where 5% is permitted, 7.57% currently exists, and 7.907% is proposed to construct a 477 sf. “L” shaped covered porch on the front and side of the existing single-family dwelling located in the MZ Zone/Mountain Zone.

***Participants:** Kristen Brickner and Sally Mravcak - applicants; Daniel Fortunato, AIA – applicant’s Architect; Todd Beach, East Coast Construction - applicant’s contractor.*

ADJOURNMENT

NEXT MEETING:

September 3, 2025 – 7 pm.

(No meetings in August)