



Township of Hillsborough

PLANNING & ZONING DEPARTMENT
PETER J. BIONDI MUNICIPAL BUILDING
379 SOUTH BRANCH ROAD
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TOWNSHIP OF HILLSBOROUGH BOARD OF ADJUSTMENT
DRAFT PUBLIC MEETING AGENDA
WEDNESDAY, NOVEMBER 04, 2020 – 7:00 p.m.
CONDUCTED VIRTUALLY

CALL TO ORDER

This meeting will be conducted virtually. The public will be given an opportunity to participate remotely through the advertised Zoom link or optional phone number identified in the public meeting notice. The public should use the “raise hand” feature in Zoom, or *9 if participating by telephone, to indicate you would like to be recognized to speak.

Remote Participation through Zoom:

Click or enter the link below to join the meeting:
<https://zoom.us/j/92350741679?pwd=MFUoMS9kQSs4cytILzA3eWpRbldZZz09>

Passcode: iiFrnX

Or iPhone one-tap:

US: +19292056099,,92350741679#,,,,,0#,,439959# OR +13126266799,,92350741679#,,,,,0#,,439959#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 929 205 6099 OR +1 312 626 6799 OR +1 301 715 8592 OR +1 346 248 7799 OR +1 669 900 6833
OR +1 253 215 8782

Webinar ID: 923 5074 1679

Passcode: 439959

Application documents were made available for inspection at <https://hillsboroughnj.civicclerk.com/> at least 10 calendar days prior to the scheduled meeting date in accordance with the meeting notice.

All Board members, staff, and consultants will be participating remotely. Applicants and their professionals will be presenting remotely and will identify themselves before testifying.

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 2020 Annual Meeting Schedule has been provided to the officially designated newspapers, the Township Clerk, posted on the bulletin board at the Hillsborough Township Municipal Complex, and posted to the Township’s Website.

Additional notice has been provided to communicate that this meeting is being conducted according to the Governor’s Executive Orders and pursuant to P.L. 2020,c.11, which allows for meetings to be conducted electronically.

ROLL CALL

_____ Frank Herbert, Chairman	_____ Frank Valcheck
_____ John Stamler	_____ Janine Erickson
_____ Helen Haines, Vice Chairman	_____ Jim Wohlmacher (Alt. 1)
_____ Curtis Suraci	_____ Adonis Bassil (Alt. 2)
_____ Philomena Cellilli	

BOARD/TOWNSHIP PROFESSIONALS:

_____ Patrick Gorman, AICP, Zoning Officer, Asst. Planner
_____ Mark Anderson, Esq., Board Attorney (Woolson Anderson Peach, P.C.)
_____ Robert Yuro, PE, CME, Board Engineer (T&M Associates)
_____ Christina Restuccia, CCR Covering Board Court Reporter
_____ Fred Kinzler, Township IT Staff

Continued to next page

CONSIDERATION OF MEETING MINUTES

CONSIDERATION OF RESOLUTIONS

- Christopher and Kirstie Bradley – File BA-20-04

BOARD OF ADJUSTMENT BUSINESS

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

PUBLIC HEARING - APPLICATIONS

- **Jason Scott & Danielle Scott – File BA-20-07** (TOD 12/15/20) – Block 58, Lot 59 – 107 Taylor Avenue. Applicants seeking ‘c’ bulk variance relief from maximum impervious coverage, for approval to retain existing improvements on Property located in the R, Residential Zoning District. **APPLICATION ADJOURNED TO A FUTURE AGENDA WITH RE-NOTICE. Applicants submitted an extension of time through January 31, 2021.**
- **Timko Family Associates, LP – File BA-20-01** – (TOD 12/30/20) - Property formerly known as Block 198, Lot 2.A - Block 198, Lot 2.01 (vacant property – Millstone River Road) and Block 183.05, Lot 35 (vacant property – Hamilton Road). Applicant seeking d(1) use variance to allow a single-family use on each lot, on Property in the O-5, Office/Research Zoning District. (EC Review: 7/27/20). Application continued from October 07, 2020 without further notice. **Applicant withdrawing the remaining single-family use request for two lots, as per the Letter dated October 12, 2020.**

Note: Preliminary and final major subdivision approval to create three lots; and ‘d’(1) use variance, and ‘c’ bulk variances for the existing two-family dwelling on Block 183.06, Lot 1 (1324 Millstone River Road) approved at the 10-07-20 BOA meeting.

Participating for the Applicant: Francis P. Linnus, Attorney at Law.

- **Norman Mantz – File BA-20-05** – (TOD 11/30/20) – Block 4, Lot 3.08 – 226 Hockenbury Road. Applicant seeking ‘c’ bulk variance relief from maximum impervious coverage, to construct walkways connecting to an in-ground pool, on Property located in the ‘AG’ Agricultural Zoning District. **Application adjourned from September 16, 2020 with re-notice.**

Participating for the Applicant: Michael O’Grodnick, of the Law Firm of Savo, Schalk, Gillespie, O’Grodnick & Fisher; Michael K. Ford, PE, PP of Van Cleef Engineering Associates, LLC; and Norman Mantz, Applicant.

- **Robert E. Drake, Jr. – File BA-20-08** – (TOD 11/17/20) – Block 203.14, Lot 35 (formerly Block 203.G, Lot 35) – 10 Frederick Court. Applicant seeking ‘c’ variance relief from maximum impervious coverage, to retain existing improvements, and construct a shed, on Property located in the ‘R’ Residential Zoning District.

Participating for the Applicant: Paul Drake, PP; and Robert Drake, Applicant.

ADJOURNMENT

NEXT MEETING:

December 02, 2020

This meeting will be held remotely/conducted virtually via Zoom