



Township of Hillsborough

PLANNING & ZONING DEPARTMENT
PETER J. BIONDI MUNICIPAL BUILDING
379 SOUTH BRANCH ROAD
HILLSBOROUGH, NJ 08844
www.hillsborough-nj.org
(908) 369-4313

(DRAFT MEETING AGENDA FOLLOWS NOTICE)

NOTICE OF PUBLIC MEETING HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT

PLEASE TAKE NOTICE that the **Hillsborough Township Board of Adjustment** will hold its regularly scheduled **December 02, 2020** meeting via **virtual means only**, commencing at **7:00 p.m.** Due to the Governor's Executive Orders and pursuant to P.L. 2020,c.11, the public may only participate in this meeting remotely as outlined below.

Application documents will be available for inspection at <https://hillsboroughnj.civicclerk.com/> at least 10 calendar days prior to the scheduled meeting date. If you are unable to access the application material online or prefer to inspect the complete application file in person, please contact the Planning & Zoning Department at (908) 369-8382 or pgorman@hillsborough-nj.org to make arrangements.

At the time of the meeting the public will be given an opportunity to participate as follows:

Remote Participation through Zoom

When: Wednesday, December 02, 2020 7:00 p.m. Eastern Time (US and Canada)

Please click or enter the link below to join the meeting:

<https://zoom.us/j/94450616843?pwd=d2xtZlV4SEV2eUJlVzV1ZuRExTMoFyQT09>

Passcode: eC2jv8

Or iPhone one-tap:

US: +13126266799,,94450616843#,,,,,0#,,556162# OR +19292056099,,94450616843#,,,,,0#,,556162#

Or Telephone:

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

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

Webinar ID: 944 5061 6843

Passcode: 556162

Agenda to Date:

APPLICATIONS:

- **Harvesters Gospel Center, Inc. – File BA-19-22** – Block 203.10, Lot 30 (formerly Block 203, Lot 4)- 490 Hillsborough Road. Applicant seeking preliminary and final major site plan approval; 'd' variances; and waivers, to construct an addition on the existing residential dwelling for a church and parsonage, with associated stormwater, parking, lighting, landscaping, and improvements, on Property in the R, Residential Zoning District.

Formal action may be taken. The public is invited to participate remotely as outlined above.

It is strongly recommended that if any member of the public wishes to present written comments or exhibits at the meeting that they be submitted to the Planning & Zoning Department, preferably electronically to dpadgett@hillsborough-nj.org, at least two business days prior to the meeting. This will help ensure that your input is properly presented and recorded.

THIS NOTICE POSTED AT:

1. The Hillsborough Township Municipal Complex

THIS NOTICE COMMUNICATED TO:

1. Hillsborough Beacon
2. Courier News
3. Pamela Borek, MBA, RMC, Township Clerk

Patrick Gorman, AICP
Board of Adjustment Secretary/Clerk



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TOWNSHIP OF HILLSBOROUGH BOARD OF ADJUSTMENT
DRAFT PUBLIC MEETING AGENDA
WEDNESDAY, DECEMBER 02, 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.

Please click or enter the link below to join the webinar:

<https://zoom.us/j/94450616843?pwd=d2xtZlV4SEV2eU9uV1ZuRExTMoFyQTog>

Passcode: eC2jv8

Or iPhone one-tap:

US: +13126266799,,94450616843#,,,,,0#,,556162# OR +19292056099,,94450616843#,,,,,0#,,556162#

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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, <i>Chairman</i>	_____ Frank Valcheck
_____ John Stamler	_____ Janine Erickson
_____ Helen Haines, <i>Vice Chairman</i>	_____ 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.)
 _____ Thomas Neff, PE, Covering Board Engineer (T&M Associates)
 _____ Christina Restuccia, CCR Covering Board Court Reporter
 _____ Fred Kinzler, Township IT Staff

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CONSIDERATION OF MEETING MINUTES

CONSIDERATION OF RESOLUTIONS

- Christian Community Chapel – File BA-16-10 (Amended 2019)
- Timko Family Associates, LP – File BA-20-01 (*Subdivision*)
- Timko Family Associates, LP – File BA-20-01 (*Two-family dwelling*)
- Norman Mantz – File BA-20-05
- Robert Drake, Jr. – File BA-20-08

BOARD OF ADJUSTMENT BUSINESS

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

PUBLIC HEARING - APPLICATIONS

- **Harvesters Gospel Center, Inc. – File BA-19-22** – Block 203.10, Lot 30 (*formerly Block 203, Lot 4*)- 490 Hillsborough Road. Applicant seeking preliminary and final major site plan approval; ‘d’ variances; and waivers, to construct an addition on the existing residential dwelling for a church and parsonage, with associated stormwater, parking, lighting, landscaping, and improvements, on Property in the R, Residential Zoning District. (EC Review: 10-26-20)

Participating for the Applicant: Michael O’Grodnick, Esq. of the Law Firm of Savo, Schalk, Gillespie, O’Grodnick & Fisher; Craig Stires, PE of Stires Associates, P.A.; Christine Nazzaro-Cofone, PP, AICP of Cofone consulting Group, LLC; Edward Kuc of Eastern States Environmental Associates; Gary Dean, PE, PP of Dolan & Dean Consulting Engineers, LLC; Chris Hao, RA of Katan Inc.; and Pastor Fred Hsu and Jacob Lin of Harvesters Gospel Center, Inc., Applicant.

Opposing Counsel: Matthew Moench, Esq. of King Moench Hirniak Mehta, LLP; and Witness: Ken Nelson, PP, AICP of Nelson Consulting Group.

ADJOURNMENT

NEXT MEETINGS:

Wednesday, January 20, 2021
Reorganization Meeting – 7:00 p.m.
Regular Meeting – 7:30 p.m.