



# Township of Hillsborough

COUNTY OF SOMERSET  
MUNICIPAL BUILDING  
379 SOUTH BRANCH ROAD  
HILLSBOROUGH, NJ 08844

[www.hillsborough-nj.org](http://www.hillsborough-nj.org)  
(908) 369-4313

## **TOWNSHIP OF HILLSBOROUGH** **BOARD OF ADJUSTMENT AGENDA**

**May 01, 2013**

**7:30 P.M. Municipal Courtroom**

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

**NOTICE OF MEETING** - This meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975 ("Sunshine Law").

### **ROLL CALL**

_____ Michael Volpe	_____ Frank Valcheck
_____ John Stamler	_____ Shawn Lipani
_____ <b>Helen Haines, Vice Chairman</b>	_____ Frank Herbert (Alt. 1)
_____ <b>Marian Fenwick, Chairman</b>	_____ Curtis Suraci (Alt. 2)
_____ Walter Dietz, III	_____ Kenneth Hesthag (Alt. 3)
	_____ Michele Horst (Alt. 4)

### **ACCEPTANCE OF MINUTES**

March 20, 2013

### **ACCEPTANCE OF RESOLUTIONS**

Jay and Rena FLEISCHMAN – File BA-13-02  
The Avalon at Hillsborough – BA-13-03

### **BOARD OF ADJUSTMENT BUSINESS**

### **BUSINESS FROM THE FLOOR**

### **PUBLIC HEARING - APPLICATIONS**

**Chabad Jewish Center of Greater Hillsborough, Inc.** – File #BA-12-07 – Block 162, Lot 20.01 (26 New Amwell Road – Rear Lot), and Block 162, Lot 20.02 (22 New Amwell Road – Front Lot). Amended application – Applicant seeking Minor Subdivision; Minor Site Plan Approval; 'd' Use Variances; and 'c' Bulk Variances to merge 2 lots into 1 with 2 existing single family dwellings to remain, convert #26 to a house of worship with Sunday school and religious pre-school; #22 as a parsonage/rectory/residence; wit emergency turnaround, improved parking, new fence, widened driveway and improved drainage (easterly side) on property in the CR District. ***Carried from April 03, 2013 without further notice. (Deliberation and Decision)***

**Patrick DeNapoli, Jr.** – File BA-12-10 – Block 58, Lot 29 - 154 Johanson Avenue. Amended application – Applicant seeking 'c' Bulk Variances for relief from Maximum Impervious Coverage (24.76% proposed where 15% is permitted; Minimum Lot Size (21,800 sf. existing where 43,560 sf. is required); Minimum Side Yard Setback (left) (14 ft. proposed where 30 ft. is required); and such other variances, waivers, and approvals as are necessary to permit the applicant to retain existing patio and driveway and construct 330 sf. addition to existing residence on property in the R District. Applicant previously granted 'c' Bulk Variance for Impervious Coverage maximum of 18.97% for driveway, Resolution date 12-05-12. ***Adjourned from April 03, 2013 with re-notice.***

**MK Properties, LLC** – File BA-13-06 – Block 142.02, Lot 16 (formerly know as: Block 142A, Lots 15 & 16) – 138 Route 206 South. Applicant seeking Preliminary and Final Major Site Plan Approval; 'd' Use Variance for expansion of a non-conforming use; 'c' Bulk Variance for relief from Minimum Rear Yard Setback (existing condition); (Minimum Side Yard Setback to a distance of 10.99 ft. previously granted June 18, 1987); Waivers from providing an Environmental Impact Statement and a Community Impact Statement; and such other variances, waivers and approvals as are necessary to permit the applicant to construct a one-story, 4-bay 4,800 sf. second building with extended roof for a total of 5,334 sf. on property in the HS District. ***(EC Review: April 22, 2013)***

**CORRESPONDENCE**  
**ADJOURNMENT**

**NEXT MEETING:**  
May 15, 2013

DRAFT