



Township of

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

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(908) 369-4313

TOWNSHIP OF HILLSBOROUGH BOARD OF ADJUSTMENT AGENDA May 18, 2016 - 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

___ Frank Herbert	___ Frank Valcheck
___ John Stampler	___ Dr. Steven Sireci, Jr., Chairman
___ Helen Haines, Vice Chairman	___ Steve Monte (Alt. 1)
___ Curtis Suraci	___ John Shockley (Alt. 2)
___ Fred Gladstone	___ Philomena Cellilli (Alt. 3)
	___ John Torok (Alt. 4)

DISPOSITION OF MEETING MINUTES

- May 4, 2016 - Executive Session
- May 4, 2016 - Regular Meeting

DISPOSITION OF RESOLUTIONS

- Resolution approving the application of the Christian Community Chapel Wesleyan Church, Inc. on the terms and conditions contained in the stipulation of settlement in the matter captioned, Christian Community Chapel Wesleyan Church, Inc. V. The Township of Hillsborough and the Zoning Board of Adjustment of the Township of Hillsborough

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

PUBLIC HEARING - APPLICATIONS

- Christian Community Chapel** - File BA-15-09 - Block 147, Lot 20.01 - 121 South Branch Road. Applicant has entered into an agreement with the Township and the Board settling a lawsuit known as Christian Community Chapel Wesleyan Church, Inc. v. Township of Hillsborough, et al., case no. 3:16-CV-00214-PGS-DEA. The Board previously failed to approve Applicant's request for a use variance to place two principal uses, a church and a parsonage, on a single lot, a use and bulk variance for exceeding the maximum building height, and bulk variances for deviations from the required rear yard setback and maximum impervious coverage. Thereafter, Applicant filed a lawsuit which has since been resolved. In order to provide an opportunity for public comment regarding the terms of the settlement agreement, a hearing will be conducted in accordance with Whispering Woods v. Middletown Township, 220 N.J. Super. 161 (Law Div 1987).
- Hillsborough Centre LP (STARBUCKS)** - File BA-15-22 - Block 200.10, Lots 5.01 & 5.02 (formerly known as Block 200B) - 649 Route 206. Applicant seeking Minor Site Plan Approval, 'd' Use Variance for a Conditional Use that does not comply with the conditions, 'c' Bulk Variances for relief from Maximum Front Yard Setback and Minimum Building Height, and other such variances, waivers, and approvals required to construct a satellite building in an existing shopping center on property in the TC District. (EC Review: 1-25-16) **Continued from March 02, 2016 without further notice.**
- Sava & Nancy KAZANTZIS** - File BA-15-32 - Block 183.05, Lots 33 & 34 (formerly Block 83D) - 10 High Acre Drive. Applicant seeking 'd' Use Variance for garaging of more than three cars on a residential lot and other such variances, waivers, and approvals required to permit

construction of a detached four (4) car garage while retaining an existing attached two (2) car garage on the property in the R District.

BOARD OF ADJUSTMENT BUSINESS

CORRESPONDENCE

ADJOURNMENT

NEXT MEETING: May 25, 2016 (special meeting)