

# Township of Hillsborough



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

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## TOWNSHIP OF HILLSBOROUGH BOARD OF ADJUSTMENT AGENDA

February 15, 2012

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

\_\_\_\_ Joseph Jaghab  
\_\_\_\_ John Stamler  
\_\_\_\_ Helen Haines, *Vice Chairman*  
\_\_\_\_ Leon Krals, *Chairman*  
\_\_\_\_ Walter Dietz

\_\_\_\_ Frank Valcheck  
\_\_\_\_ John Sheridan  
\_\_\_\_ Frank Herbert (Alt. 1)  
\_\_\_\_ Shawn Lipani (Alt. 2)  
\_\_\_\_ Curt Suraci (Alt. 3)  
\_\_\_\_ Michael Volpe (Alt. 4)

### ACCEPTANCE OF MINUTES

January 18, 2012 – Reorganization Meeting  
January 18, 2012 – Regular Meeting  
January 18, 2012 – Executive Session

### ACCEPTANCE OF RESOLUTIONS

John Lazorchak – File #BA-11-07

### BOARD OF ADJUSTMENT BUSINESS

Bylaws of the Board of Adjustment – Proposed Revisions by Subcommittee  
Board of Adjustment Site Walk Form

### BUSINESS FROM THE FLOOR

### PUBLIC HEARING - APPLICATIONS

***Ian and Courtney PROGIN*** – File #BA-12-01 – Block 36, Lot 10 – 28 First Street. Applicant seeking 'c' bulk variance for relief from Minimum Lot Size (non-confirming condition) (*The existing side and rear yard setback, as well as the lot width are deficient but the proposal does not affect these deficiencies*) and such other variances, waivers and approvals as are necessary to permit the applicant to expand the existing garage to two-stories of additional living area and add a new garage attached to the existing garage with a second story of additional living area, on property in the CR District.

***Guy and Bridget BUZZONI*** – File #BA-11-14 – Block 144, Lot 16.01 – 407 New Centre Road. Applicant seeking 'c' bulk variance for relief from having an accessory structure/use in a front yard and such other variances, waivers and approvals as are necessary to permit the applicant to construct a ground mount solar array on property in the RS District – ***REVISED PLANS*** show the addition of a 6 ft. screen fence on 3 sides of the ground-mount solar array and an increased front yard setback of the array itself. ***ADJOURNED from February 01, 2012 with re-notice.***

***Thomas & Mary ALBENESE / Pemberly, LLC*** – File #BA-11-17 – Block 173, Lot 7 – 15 Wertsville Road. Applicant seeking 'd' Use Variance to allow 2 dwellings on 1 lot; 'c' Bulk Variance for having an accessory structure in a front yard; 'd' Use Variance for 7 garages on a residential property; and such other variances, waivers and approvals as are necessary to allow construction of a new second residential dwelling totaling 1,922 sf. with an attached garage and driveway on the site for use by a caretaker/farm manager; removal of the existing garage and replacement of a carriage barn with 6 garage doors to include a 2<sup>nd</sup> floor recreation room; addition of a barn; and Waiver request to modify (average) the Stream Corridor on the site. It is noted that the property is listed on the Hillsborough Historic Sites List and the New Jersey Historic Sites Inventory that the property is Deed restricted, located in the MZ District.

### CORRESPONDENCE

**ADJOURNMENT**

**NEXT MEETING: March 07, 2012**

DRAFT