



# Township of Hillsborough

PLANNING & ZONING DEPARTMENT  
THE PETER J. BIONDI BUILDING  
379 SOUTH BRANCH ROAD  
HILLSBOROUGH, NJ 08844  
(908) 369-4313  
[www.hillsboroughnj.gov](http://www.hillsboroughnj.gov)

## BOARD OF ADJUSTMENT - PUBLIC MEETING **DRAFT** AGENDA WEDNESDAY, JULY 15, 2026 AT 7:00 PM MUNICIPAL COURTROOM

### CALL TO ORDER

### 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 Board of Adjustment 2026 Schedule of meetings has been provided to the officially designated newspapers; the Township Clerk and posted on the Township's Website. Application documents have been made available on the Township's website: <https://hillsboroughnj.portal.civicclerk.com/>. Complete application files are available in the Planning and Zoning Department for inspection Monday through Friday, 8:30 a.m. to 4:00 p.m., in accordance with the public meeting notice.

### ROLL CALL

#### BOARD MEMBERS:

_____ Frank Herbert	_____ Tom Ramsey, <b>Chairman</b>
_____ Tim Lockburner	_____ Jim Wohlmacher
_____ Helen Haines	_____ Richard Zygadlo (Alt. 1)
_____ Robert Movshin, <b>Vice Chairman</b>	_____ John Oliver (Alt. 2)
_____ Mildred Molina	

#### BOARD/TOWNSHIP PROFESSIONALS:

\_\_\_\_\_ David Kois, PP, AICP, Planning Director, Deputy Zoning Official  
\_\_\_\_\_ Marcella McLaughlin, Assistant Planning Director, Zoning Official, Board Secretary  
\_\_\_\_\_ Mark Anderson, Esq., Board Attorney (Woolson Anderson Peach, P.C.)  
\_\_\_\_\_ Mark S. Mayhew, PE, CME, Board Engineer (Pennoni Associates)  
\_\_\_\_\_ Tina Restuccia, CRR, Covering Court Reporter

### CONSIDERATION OF MEETING MINUTES

- April 15, 2026
- April 29, 2026

### CONSIDERATION OF RESOLUTIONS

## **BOARD OF ADJUSTMENT BUSINESS**

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

#### **PUBLIC HEARING - APPLICATIONS**

- **Fred Gates - BA-25-07**- (TOD 12/31/26 EXT) Block 142.04, Lot 4 - 11 Wolfe Drive. Applicant is seeking a 'c' variance for a side yard setback of 10 feet, where 25 feet is required for a proposed 1,500-sf. Pole Barn/accessory structure, on property located in the R/Residential Zone District. ***Adjourned from January 21, 2026 regular meeting agenda with re-notice. Requested to be further adjourned to December 2, 2026 meeting agenda.***
- **Nan Realty Holdings, LLC. - File BA-25-05** (TOD 09/30/26 EXT) — Block 141, Lots 17 & 18 – 269 & 271 Route 206. Applicant is seeking "d" and "c" variances, Preliminary and Final Major Site Plan approvals and waivers to demolish existing structures, gravel and asphalt on both lots to construct a three (3) story, 103,560 sf. self-storage facility on 2.97 acres combined consisting office space, loading area on the first floor and both climate controlled and non-climate controlled drive-up units - total of 710 units, on property located in the HS / Highway Service. ***Carried from May 6, 2026 Agenda without notice.***

***Participants:*** James E. Stahl, Esq, Borrus, Golding Foley, Vignuolo, Hyman & Stahl, PC, Applicant's attorney; Paul D. Mutch, Jr. P.E., Stonefield Engineering & Design, Applicant's engineer; Larry Appel, Appel Design Group, PA – Applicant's Architect; Kevin O' Brien, PP, AICP, Shamrock Enterprises, LTD – Applicant's planner.; Joseph Natale, Applicant's representative.

#### **ADJOURNMENT**

***Next Meeting:*** September 2, 2026 – 7 p.m.

***(No meetings in August)***