



Township of Hillsborough

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

BOARD OF ADJUSTMENT - PUBLIC MEETING **DRAFT** AGENDA WEDNESDAY, SEPTEMBER 2, 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, Chairman
_____ Tim Lockburner	_____ Jim Wohlmacher
_____ Helen Haines	_____ Richard Zygadlo (Alt. 1)
_____ Robert Movshin, Vice Chairman	_____ John Oliver (Alt. 2)
_____ Mildred Molina	

BOARD/TOWNSHIP PROFESSIONALS:

_____ Marcella McLaughlin, Assistant Planning Director, Zoning Official, Board Secretary
_____ Jolanta Maziarz, Esq., Board Attorney (McManimon, Scotland & Baumann, LLC.)
_____ Mark S. Mayhew, PE, CME, Board Engineer (Pennonni Associates)
_____ Tina Restuccia, CRR, Covering Court Reporter

CONSIDERATION OF MEETING MINUTES

- May 6, 2026
- June 3, 2026
- July 15, 2026 Executive Session

CONSIDERATION OF RESOLUTIONS

- Chick-fil-A BA-24-05

BOARD OF ADJUSTMENT BUSINESS

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

PUBLIC HEARING - APPLICATIONS

- **Landscape Materials, Inc. BA-25-14 (TOD 9/30 /26 Ext)** Block 143, Lot 11 - 311 Roycefield Road. The applicant is seeking minor site plan approval with a 'd' variance to expand its current landscape and construction supply yard to include Class B and Class C recycling services with no physical changes to the site proposed on property located in the I2 / Light Industrial Zone District. ***Applicant requesting adjournment to future agenda in order to address Engineering Review comments received September 1, 2026.***
- **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. ***Continued from July 15, 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 16, 2026 – 7 p.m.