



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 AGENDA WEDNESDAY, SEPTEMBER 16, 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 2026 Annual Meeting Schedule has been provided to the Township Clerk; posted on the Township’s Website; and available at the Hillsborough Township Municipal Complex. **Public Notices** are available at <https://hillsboroughnj.gov/public-notices>. Application documents/plans have been made available on the Township’s website at <https://hillsboroughnj.portal.civicclerk.com/> at least ten days in advance of this meeting. 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

CONSIDERATION OF RESOLUTIONS

BOARD OF ADJUSTMENT BUSINESS

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

PUBLIC HEARING - APPLICATIONS

- **Yumiko Mishima – BA-26-04** (TOD 10/31/26 EXT) Block 144, Lot 16.09 – 93 Beekman Lane. The applicant requests a “d” and “c” variance to construct an 884 square foot detached accessory garage, on property located in the RS- Rural / Suburban zoning district. ***To be adjourned with re-notice to the January 20, 2027 regular meeting agenda.***
- **John & Kathryn Tauscher - BA-26-01** (TOD 12/31/26 EXT) – Block 177.13, Lot 22 – 13 Pierson Drive. The applicant requests “c” variances for the existing nonconforming setbacks for Lot area, Lot width at setback, front yard setback, and side yard setbacks as well as requests a “c” variance to exceed the maximum impervious coverage, on property located in the R / Residential Zoning District.
- **Millenium Car Wash – BA-25-04 - (TOD 12/31/26 EXT)** Block 180.01, Lot 4 (Formerly Block 179) – 876 Route 206. Applicant is seeking a 'd' use variance to convert covert two of the existing four car wash bays into two oil change bays, leaving two remaining car wash bays, on property located in the R / Residential Zone District. ***Applicant’s Legal Notice determined not sufficient to be heard on June 3, 2026, adjourned to the September 16, 2026 Agenda with Notice.***
- ***Participants:*** Michael Fedun, Esq., Singer & Fedun, LLC. - Applicant’s attorney; Michael Ford, PE, PP, Van Cleef Engineering - Applicant’s Engineer; John McDonough, LA, PP, AICP, - Applicant’s Planner.

ADJOURNMENT

Next Meeting:

October 7, 2026 – 7 p.m.