



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, OCTOBER 7, 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

- July 15, 2026

CONSIDERATION OF RESOLUTIONS

BOARD OF ADJUSTMENT BUSINESS

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

PUBLIC HEARING - APPLICATIONS

- **Global Investors, Inc. – BA-21-13 (2026 Amended)** - (TOD 10/7/26) Block 182.03, Lot 11 - 17 Old Somerville Road. The applicant received approval to construct a single-family dwelling on an undersized lot in the R-Residential zoning district per resolution BA-21-13 dated April 6, 2022 to be serviced by both public water and public sewer. They now propose to use the existing well due to the expense of the public water service connection. The applicant is requesting a “c” variance from the minimum lot size requirement of 2 acres to construct a single-family dwelling in the R-Residential zoning district without both public utilities on property located in the R / Residential Zone District.

Participants:

- **Salvatore and Linda De Maio - BA-26-06** - (TOD 10/16/26) Block 12, Lot 16.02 - 308 South Branch Road. The applicant proposes to remove the existing 671.2 square feet single-bay detached garage and construct 1,066 square feet detached two-car bay garage in the same location requesting a “c” variance for side yard setback for the proposed two-car bay garage, on property located in the R / Residential Zone District.
- **Mark and Joanna Torzewski – BA-26-07** - (TOD 10/13/26) Block 203.05, Lot 20 – 22 Joshua Drive. Applicant requests an “c” variance to construct a 123.5 sf. extension from the existing deck, located at rear of the dwelling, to connect to the existing above ground pool, making the deck extension part of the principal structure requiring a 15 foot side yard setback, where 20 feet is required, on property located in the R/ Residential Zone District.

ADJOURNMENT

Next Meeting:

October 21, 2026 – 7 p.m.