



TOWNSHIP OF HILLSBOROUGH

PLANNING & ZONING DEPARTMENT

THE PETER J. BIONDI BUILDING

379 SOUTH BRANCH ROAD

HILLSBOROUGH, NJ 08844

(908) 369-8382

www.hillsboroughnj.gov

BOARD OF ADJUSTMENT **DRAFT** MEETING AGENDA SEPTEMBER 3, 2025 AT 7:00 - 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 2025 Annual Schedule of Meetings has been provided to the officially designated newspapers, the Township Clerk, posted on the Township's Website, and available at the Hillsborough Township Municipal Complex. 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, in accordance with the public meeting notice.

ROLL CALL

BOARD MEMBERS:

_____ Frank Herbert, Chairman	_____ Tom Ramsey, Vice Chairman
_____ Tim Lockburner	_____ Jim Wohlmacher
_____ Helen Haines	_____ Robert Movshin (Alt. 1)
_____ Jarrett Dewelde	_____ Mildred Molina (Alt. 2)
_____ Marguerite Gladstone	

BOARD/TOWNSHIP PROFESSIONALS:

_____ Marcella McLaughlin, Assistant Planning & Zoning Director, Zoning Official, Board Secretary

CONSIDERATION OF MEETING MINUTES

- July 16, 2025

CONSIDERATION OF RESOLUTIONS

- Kevin and Jacqueline Carfagno – BA-24-10
- Bricker and Mravcak Variance – BA-25-02

BOARD OF ADJUSTMENT BUSINESS

- Reminder – the September 17, 2025 meeting has been cancelled.

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

PUBLIC HEARING - APPLICATIONS

- **372 Zion Road/ Roberts Road 21 LLC - BA-23-12** - (TOD 10/31/25 EXT) Block 173, Lot 51, 372 Zion Road. The applicant is requesting “c” variances to demolish the existing dilapidated dwelling on the property and construct a new 1,967 sf. single family dwelling and associated 1,068 sf. driveway on non-conforming .725-acre property with a shared driveway from Zion Road located in the MZ/Mountain Conservation District. *Carried from the June 4, 2025 agenda with notice. Applicant not ready for September 3, 2025. Requested to be adjourned again to the October 15, 2025 agenda with notice.*

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ADJOURNMENT

NEXT MEETING:

October 15, 2025 – 7 p.m.