



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 MEETING AGENDA OCTOBER 15, 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**
____ Tim Lockburner
____ Helen Haines
____ Jarrett Dewelde
____ Marguerite Gladstone

____ Tom Ramsey, **Vice Chairman**
____ Jim Wohlmacher
____ Robert Movshin (Alt. 1)
____ Mildred Molina (Alt. 2)

BOARD/TOWNSHIP PROFESSIONALS:

____ Marcella McLaughlin, Assistant Planning & Zoning 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

- September 3, 2025

CONSIDERATION OF RESOLUTIONS

BOARD OF ADJUSTMENT BUSINESS

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

PUBLIC HEARING - APPLICATIONS

- **372 Zion Road/ Roberts Road 21 LLC - BA-23-12** - *(TOD 11/30/25 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. *Adjourned from the September 3, 2025 agenda with notice. October 10, 2025 - Applicant withdrew application without prejudice.*
- **R. Wayne & Denise Tuck - BA-25-03** - *(TOD 12/11/25)* - Block 183.05, Lot 15 - 1284 Millstone River Road. Applicant seeking d & c variances to construct an egress basement entrance and expand their existing detached garage by 560 sf., requesting a 28.9% impervious total, where 31.6% currently exists and 15 is permitted in the R/Residential Zone District.

Participants: Richard Schatzman, Esq. – Schatzman Baker, Applicant’s Attorney.

- **Basem Ramadan – BA-25-11 APPEAL** – Block 205.05, Lot 48 – 597 Hillsborough Road. The applicant is appealing Zoning Official’s September 15, 2025 denial of their Zoning permit application Z-25-333 where applicant proposed two floating decks – 3,477 sf. around inground pool and a proposed floating walkway - 345 sf. on property located in the R /Residential Zone where maximum impervious coverage is 15%.

ADJOURNMENT

NEXT MEETING:

November 5, 2025 – 7 p.m.