



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 **DECEMBER 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**

____ 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

CONSIDERATION OF RESOLUTIONS

- R. Wayne Tuck – BA-25-03
- Basem Ramadan Appeal – BA-25-11

BOARD OF ADJUSTMENT BUSINESS

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

PUBLIC HEARING - APPLICATIONS

- **Chick-Fil-A - BA-24-05** (*TOD 12/31/2025 EXT*) Block 152.03, Lot 14 (previously Block 152, Lot 36A) - 296 Route 206 (corner of Triangle Road and Route 206). Applicant seeks "c" bulk and "d" use variances to construct a 5,400 - sf. Chick-fil-A, a quick service restaurant with dual drive-through lanes on the current “Exxon” gas service station location, on property located in the Hillsborough Township OLC/Office Light Commercial Zone District. *Applicant adjourned from the March 5, 2025 agenda with notice. December 1, 2025 — Legal notice deficient, adjourned to the January 21, 2026 regular meeting agenda for scheduling to an approved February 4 agenda.*

ADJOURNMENT

NEXT MEETING:

[January 21, 2026 – Regular Meeting](#)
(follows the reorganization meeting at 7 pm)