

Township of Hillsborough – BOARD OF ADJUSTMENT

APPROVED Meeting Minutes

December 3, 2025 – 7:00 pm

Chairman Frank Herbert called the December 3, 2025, Board of Adjustment meeting to order at 7:02 pm and led the flag salute.

NOTICE OF MEETING

Chairman Herbert stated 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

Present - Frank Herbert, <i>Chairman</i>	Present - Tom Ramsey, <i>Vice Chairman</i>
Present - Tim Lockburner	<i>Absent</i> - Jim Wohlmacher
<i>Absent</i> - Helen Haines	<i>Absent</i> - Robert Movshin (<i>Alt#1</i>)
Present - Jarrett Dewelde	Present - Mildred Molina (<i>Alt#2</i>)
<i>Absent</i> - Marguerite Gladstone	

Also in attendance: Marcella McLaughlin *Assistant Director / Zoning Official / Board Secretary*

CONSIDERATION OF MEETING MINUTES

- None

CONSIDERATION OF RESOLUTIONS

- **R. Wayne & Denise Tuck – BA-25-03**

Ms. Molina motions to approve, seconded by Mr. Lockburner.

There were no further comments from the Board

Roll Call:

Yes - Chairman Herbert
Yes - Mr. Lockburner
Yes - Mr. Dewelde
Yes - Vice Chairman Ramsey
Yes - Ms. Molina (*Alt. #2*)

Motion carries.

- **Basem Ramadan Appeal - BA-25-11**

Mr. Lockburner motions to approve, seconded by Chairman Herbert.

There were no further comments from the Board

Roll Call:

Yes - Chairman Herbert
Yes - Mr. Lockburner
Yes - Mr. Dewelde
Yes - Vice Chairman Ramsey
Yes - Ms. Molina (*Alt. #2*)

Motion carries.

BOARD OF ADJUSTMENT BUSINESS

- **Resignations**

It is announced that Mr. Dewelde and Ms. Gladstone are resigning from the Board.

BUSINESS FROM THE FLOOR

(Open to public comment for matters not on the agenda)

- **None**

7:05 pm there is a motion and second to adjourn. Motion carries unanimously.

Recording stopped.

The following took place after the recording stopped.

7:05 pm there is a motion and second to reopen the meeting. Motion carries unanimously.

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.

Participants: Duncan M. Prime, Prime, Tuvel & Miceli – attorney for Applicant; Vincent Kelly, Colliers Engineering & Design - Site Engineer; Kim Wyatt, Chick-fil-A, Inc. - Representative for Applicant; Corey Chase, Dynamic Traffic - Traffic Engineer for Applicant; Daniel Bloch, Colliers Engineer & Design – Planner for Applicant.

- 1) Applicant requested, due to insufficient notice, to adjourn to January 21, 2026 at which time it will be rescheduled.
- 2) **Motion:** There was a motion and second to approve an adjournment to January 21, 2026 meeting for scheduling to an approved February 4th or 18th meeting. All were in favor, none opposed. Motion carried.

ADJOURNMENT

A motion to adjourn was made and seconded. Motion carries unanimously.

7:06 pm meeting is adjourned.

*Submitted by Robyn Bittle-Abramo
Recording Secretary*