



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 AGENDA

WEDNESDAY, MAY 6, 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 Board of Adjustment 2026 Schedule of meetings has been provided to the officially designated newspapers; the Township Clerk and posted on the Township's Website. 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 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

_____ Tim Lockburner

_____ Helen Haines

_____ Robert Movshin, ***Vice Chairman***

_____ Mildred Molina

_____ Tom Ramsey, ***Chairman***

_____ Jim Wohlmacher

_____ Richard Zygadlo (Alt. 1)

_____ John Oliver (Alt. 2)

BOARD/TOWNSHIP PROFESSIONALS:

_____ David Kois, PP, AICP, Planning Director, Deputy Zoning Official

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

_____ Mark Anderson, Esq., Board Attorney (Woolson Anderson Peach, P.C.)

_____ Mark S. Mayhew, PE, CME, Board Engineer (Pennoni Associates)

_____ Michael Lombardozzi, CRS, CRR, LLC, Court Reporter

CONSIDERATION OF MEETING MINUTES

CONSIDERATION OF RESOLUTIONS

BOARD OF ADJUSTMENT BUSINESS

- Correspondence: Resignation of Board Attorney

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

PUBLIC HEARING - APPLICATIONS

- **Chick-Fil-A - BA-24-05** - (TOD 05/31/26 EXT) - Block 152.03 (previously Block 152), Lot 14 (previously Lot 36A) – 296 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, on property located in the OLC/Office Light Commercial Zone District. ***Continued from the April 29, 2026 agenda.***

Participants: Duncan Prime, Esq., Prime Tuvel & Miceli – Applicant’s Attorney; Vincent Kelly, PE, Colliers Engineering & Design – Applicant’s engineer; Daniel Bloch, PP, AICP, EADA, Collier’s Engineering – Applicant’s planner; Corey Chase, PE, Dynamic Traffic - Traffic Engineer; John Martinez, Senior Principal Development Lead, Restaurant Development – Applicant’s representative.

- **Nan Realty Holdings, LLC. - File BA-25-05 (TOD 6/30/26 EXT)** – Block 141, Lots 17 & 18 – 269 & 271 Route 206. Applicant is seeking "d" and “c” variances, Preliminary and Final Major Site Plan approvals and waivers to demolish existing structures, gravel and asphalt on both lots to construct a three (3) story, 103,560 sf. self-storage facility on 2.97 acres combined consisting office space, loading area on the first floor and both climate controlled and non-climate controlled drive-up units - total of 710 units, on property located in the HS / Highway Service.

Participants: James E. Stahl, Esq, Borrus, Golding Foley, Vignuolo, Hyman & Stahl, PC, Applicant’s attorney; Paul D. Mutch, Jr. P.E., Stonefield Engineering & Design, Applicant’s engineer; Larry Appel, Appel Design Group, PA – Applicant’s Architect; Kevin O’ Brien, PP< AICP, Shamrock Enterprises, LTD – Applicant’s planner.; Joseph Natale, Applicant’s representative.

ADJOURNMENT

Next Meeting:

June 3, 2026 – 7 p.m.