



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, JUNE 3, 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 2026 Annual Meeting Schedule has been provided to the Township Clerk; posted on the Township's Website; and available at the Hillsborough Township Municipal Complex. **Public Notices** are available at <https://hillsboroughnj.gov/public-notices>. Application documents/plans have been made available on the Township's website at <https://hillsboroughnj.portal.civicclerk.com/> at least ten days in advance of this meeting. 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:

_____ 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)

_____ Tina Restuccia, CRR, Covering Court Reporter

CONSIDERATION OF MEETING MINUTES

CONSIDERATION OF RESOLUTIONS

- Bhavani Veerapaneni – BA-25-06
- Railsedge Management, LLC - BA-25-12

BOARD OF ADJUSTMENT BUSINESS

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

PUBLIC HEARING - APPLICATIONS

- **Phoenix Carriage Farm, LLC – BA-24-07** (TOD 12/31/26 EXT) - Block 200.10, Lot 4 (Formerly Block 200.B, Lot 4) – 2 Clerico Lane. Applicant seeking Preliminary and Final Major Site Plan Approval; 'd' use variance; 'c' bulk variances; and waivers for construction of four walk-up restaurants in cargo containers; 46 two-story townhouse apartments spread over four buildings; an amphitheater and stage behind the existing brewery; with associated improvements, on Property located in the GC, Gateway 'C' Zone. Property is also identified in the *Historic Preservation Plan Element, Hillsborough Township Master Plan, Township of Hillsborough Somerset County, Adopted April 5, 2001*, as located within the Proposed Clerico Lane Historic District, and listed as Hillsborough Historic Site #36 ("Van Nuys House"). ***Applicant adjourned from January 21, 2026 agenda with notice. Requested to be further adjourned to December 2, 2026 with notice.***
- **Millenium Car Wash – BA-25-04** - (TOD 07/31/26 EXT) Block 180.01, Lot 4 (Formerly Block 179) – 876 Route 206. Applicant is seeking a 'd' use variance to convert covert two of the existing four car wash bays into two oil change bays, leaving two remaining car wash bays, on property located in the R / Residential Zone District. ***Applicant's Legal Notice determined not sufficient to be heard on June 3, 2026, adjourned to the September 16, 2026 Agenda with Notice.***
- ***Participants:*** Michael Fedun, Esq., Singer & Fedun, LLC. - Applicant's attorney; Michael Ford, PE, PP, Van Cleef Engineering - Applicant's Engineer; John McDonough, LA, PP, AICP, - Applicant's Planner.
- **John Lazorchak - File BA-24-12** - Block 11, Lot 18 – 703 Amwell Road. Applicant seeking "c" bulk variances and waivers for various improvements to the existing single-family dwelling, on property located in the AG, Agricultural Zone. ***The applicant was adjourned from the January 21, 2026 reorganization meeting agenda to approved June 3, 2026 meeting agenda with notice.***
- ***Participants:*** Kenneth R. Quabeck, RA, Quabeck Architecture, LLC – Applicant's Architect; Michael Ford, PE PP, Van Cleef Engineering – Applicants Engineer.; Paul Gleitz, PP, AICP, L & G Planning – Applicant's Planner.

ADJOURNMENT

Next Meeting:

July 15, 2026 – 7 p.m.