

Township of Hillsborough – BOARD OF ADJUSTMENT
APPROVED Regular Meeting Minutes

January 21, 2026 – 7:00 pm

Vice Chairman Movshin called the January 21, 2026, Board of Adjustment meeting to order at 7:17 pm. The flag salute was completed at the beginning of the reorganization meeting.

NOTICE OF MEETING

Chair Ramsey 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 this meeting 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	Absent - Tom Ramsey, <i>Chairman</i>
Present - Tim Lockburner	Absent - Jim Wohlmacher
Present - Helen Haines	Present Richard Zygadlo (<i>Alt. 1</i>)
Present - Robert Movshin, <i>Vice Chairman</i>	Present John Oliver (<i>Alt. 2</i>)
Present - Mildred Molina	

Also in attendance: 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, CCR, *Covering Board Court Reporter*.

CONSIDERATION OF MEETING MINUTES

- **October 15, 2025 regular meeting minutes**

Mr. Herbert motions to approve the minutes as written, seconded by Mr. Lockburner, all were in favor, none opposed; motion carries.

Roll Call:

Yes - Mr. Herbert	Yes - Ms. Molina
Abstain - Mr. Lockburner	Abstain - Mr. Zygadlo (<i>Alt. #1</i>)
Yes - Ms. Haines	Abstain - Mr. Oliver (<i>Alt. #2</i>)
Yes - Vice Chairman Movshin	
Motion carries.	

- **December 3, 2025 regular meeting minutes**

Mr. Herbert motions to approve the minutes as written, seconded by Mr. Lockburner, all were in favor, none opposed; motion carries.

Roll Call:

Yes - Mr. Herbert	Yes - Ms. Molina
Yes - Mr. Lockburner	Abstain - Mr. Zygadlo (<i>Alt. #1</i>)
Abstain - Ms. Haines	Abstain - Mr. Oliver (<i>Alt. #2</i>)
Abstain - Vice Chairman Movshin	

Motion carries.

CONSIDERATION OF RESOLUTIONS

- **None**

BOARD OF ADJUSTMENT BUSINESS

- **Approval of 2025 Board of Adjustment Annual Report**

Mr. Herbert brings forward the issues of size of properties in Flagtown as it pertains to the burnt-down house.

Ms. Haines suggests reviewing the current ordinance, as she said it was very confusing, and the Board's proposed changes at a separate meeting.

There is a discussion about getting the information to the Township Committee and the possible turnaround time.

Motion: Mr. Lockburner motions to approve, seconded by Ms. Haines. All were in favor, none opposed; motion carries.

Roll Call:

Yes - Mr. Herbert	Yes - Ms. Molina
Yes - Mr. Lockburner	<i>Abstain - Mr. Zygodlo (Alt. #1)</i>
Yes - Ms. Haines	<i>Abstain - Mr. Oliver (Alt. #2)</i>
Yes - Vice Chairman Movshin	

Motion carries.

- **Scheduling of applications carried from 2025 and scheduling of new applications deemed complete from 2025 to an approved meeting in 2026.**

- **Chick-Fil-A - BA-24-05** - 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, on property located in the OLC/Office Light Commercial Zone District. ***The applicant was adjourned from the December 3, 2025, agenda for scheduling to an approved February 2026 meeting agenda with notice.***

The Board agrees to adjourn the application to February 18, 2026.

- **Phoenix Carriage Farm, LLC - BA-24-07** - 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 for construction of restaurants, 46 two-story townhouse apartments, an amphitheater and stage behind the existing brewery, on Property located in the GC, Gateway 'C' Zone. The property is also identified as Hillsborough Historic Site #36 ("Van Nuys House"). ***The applicant was adjourned from the January 15, 2025, to an agenda TBD in 2025, and now requests to be scheduled for an approved 2026 meeting agenda with notice.***

Ms. Haines reminds the Board this application has been carried for approximately a year and suggests a time period of six months. She asks Mr. Anderson if they are obligated to keep carrying them.

Mr. Anderson confirms they are obligated to continue carrying it and suggests the Board consider requiring new notice.

Ms. McLaughlin speculates the applicant is making significant changes and will be withdrawing this application to submit a new one.

There is a discussion about scheduling, the current Time of Decision deadline and municipal land use law.

The Board agrees to adjourn the application to June 3, 2026

- **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 property is identified as Site #26 on the National Register of Historic Places Inventory). ***The Applicant was adjourned from canceled November 5, 2025 meeting agenda to be further adjourned to an approved June 2026 meeting agenda with notice.***

The Board agrees to adjourn the application to June 3, 2026

BUSINESS FROM THE FLOOR

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

- None

PUBLIC HEARING - APPLICATIONS

- **Veerapaneni Pole Barn – BA-25-06** - Block 142, Lot 22 - 35 Park Avenue. Applicant seeking 'c' & 'd' variances and Minor Site Plan approval, for lot width, lot depth, front yard setback, parking and lighting to construct a 4,765 sf. Pole barn, on property located in the I1 /Light Industrial District. ***Applicant's legal notice was deemed insufficient and cannot be heard – to be adjourned to an approved 2026 Meeting Agenda – requesting March 4, 2026.***
 - 1) Vice Chairman Movshin explains the application cannot be heard due to insufficient notice and will be adjournment to March 4, 2026
- **Fred Gates - BA-25-07** - Block 142.04, Lot 4 - 11 Wolfe Drive. Applicant is seeking a 'c' variance for a side yard setback of 10 feet, where 25 feet is required for a proposed 1,500-sf. Pole Barn/accessory structure, on property located in the R/Residential Zone District. ***Applicant's legal notice was deemed insufficient and cannot be heard – to be adjourned to an approved 2026 Meeting Agenda to be determined.***
 - 1) Vice Chairman Movshin explains the application cannot be heard due to insufficient notice with an adjournment date to be determined.

- **William and Jenna Beard - BA-25-08** - Block 205.18, Lot 13, 29 Horseshoe Drive. The applicant seeks a 'c' variance to construct a 684 square foot roof over the existing deck of their single-family dwelling for exceeding the maximum impervious coverage of 10%, with existing impervious coverage of 13.07%, and proposed is 14.64%. The property is located on one acre in the RA / Residential / Agricultural Zoning District.
- 1) 7:32 pm start of hearing.
 - 2) **William Beard**, applicant, is sworn in. He confirms he is the applicant, has no legal counsel and does not have professional witnesses.
 - 3) Mr. Beard describes the project and reasoning for the improvements and variance.
 - 4) Ms. Haines commends the applicant for a very good presentation and solution to their runoff issue.
 - 5) Mr. Mayhew states he is pleased they are addressing his comment issue and explains they do not usually require solutions at the first hearing. His office has no other comments.
 - 6) Mr. Zygadlo asks the Board if approved will they be setting a precedence in the community with undersized lots.
 - 7) Mr. Anderson explains approval of variance does not establish a precedence.
 - 8) Vice Chairman Movshin opens to public questions on the application.
 - 9) There are none.
 - 10) Vice Chairman Movshin opens to public comments.
 - 11) There are none.
 - 12) Vice Chairman Movshin closes public portion.
 - 13) Motion: Ms. Haines motions to approve with re-mitigation back to the permitted 10% impervious coverage subject to approval of the Board engineer, seconded by Mr. Oliver. There were no further comments from the Board

Roll Call:

Yes - Mr. Herbert	Yes - Ms. Molina
Yes - Mr. Lockburner	Yes - Mr. Zygadlo (<i>Alt. #1</i>)
Yes - Ms. Haines	Yes - Mr. Oliver (<i>Alt. #2</i>)
Yes - Vice Chairman Movshin	

- 14) Motion carries.
- 15) 7:43 pm end of hearing.

ADJOURNMENT

A motion to adjourn was made by Mr. Herbert, seconded by Mr. Lockburner. Motion carries unanimously.

7:44 pm meeting is adjourned.