

Township of Hillsborough – BOARD OF ADJUSTMENT

APPROVED - Meeting Minutes

September 2, 2026 – 7:00 pm

Chairman Ramsey called the September 2, 2026, Board of Adjustment meeting to order at 7:00 pm and led the flag salute.

NOTICE OF MEETING

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

Present - Frank Herbert	Present - Tom Ramsey, <i>Chairman</i>
Present - Tim Lockburner	Present - Jim Wohlmacher
Present - Helen Haines	<i>Absent</i> - Richard Zygadlo (<i>Alt. 1</i>)
<i>Absent</i> - 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*; Jolanta Maziarz, Esq., *Board Attorney (McManimon, Scotland & Baumann, LLC.)*; No Court Reporter or Board Engineer present.

CONSIDERATION OF MEETING MINUTES

- **May 6, 2026** - regular meeting minutes
 - **Motion:** Mr. Herbert motions to approve the minutes as written, seconded by Mr. Lockburner. All were in favor, none opposed; **motion carries.**
- **June 3, 2026** - regular meeting minutes
 - Chairman Ramsey notes one correction.
 - Chairman Ramsey states he is not eligible to vote on the matter.
 - **Motion:** Ms. Haines motions to approve as amended, seconded by Mr. Herbert. All those eligible are in favor, none opposed; **motion carries.**
- **July 15, 2026 - Executive Session** meeting minutes
 - Chairman Ramsey confers with Ms. Maziarz as to the process for Executive Session minutes.
 - **Motion:** Mr. Herbert motions to approve the minutes as written, seconded by Mr. Oliver. All are in favor, none opposed; **motion carries.**

CONSIDERATION OF RESOLUTIONS

- **Chick-fil-A BA-24-05**

- Chairman Ramsey explains only members who voted in the affirmative for the application approval can vote on the resolution and this includes four members.
- **Motion:** Mr. Herbert motions to approve, seconded by Ms. Haines.

Roll Call:

- Yes - Mr. Herbert
- Yes - Mr. Lockburner
- Yes - Ms. Haines
- Yes - Ms. Molina

Motion carries.

BOARD OF ADJUSTMENT BUSINESS

- None

BUSINESS FROM THE FLOOR (*Open to public comment for matters not on the agenda*)

- None

PUBLIC HEARING - APPLICATIONS

- **Nan Realty Holdings, LLC, - File BA-25-05 (TOD 09/03/26 EXT)** – Block 141, Lots 17 & 18 – 269& 271 Route 206. Applicant is seeking “de” 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. 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. ***Continued from July 15, 2026 Agenda without notice.***
 - 1) 7:06 pm – start of hearing
 - 2) **Duncan Prime**, of Prime Tuvel & Miceli, introduces himself. He explains they are new counsel for the applicant and have requested an extension of time to review the application.
 - 3) Ms. McLaughlin states they have been scheduled for January 20, 2027, with a new Time of Decision of February 28, 2027.
 - 4) Chairman Ramsey asks if this will be with or without notice.
 - 5) Mr. Prime confirms it will be with notice and states they may present testimony on that date or may get a new date from this Board.
 - 6) Ms. Maziarz states the Board does not need to take any action since it is not being carried *without* further notice.
 - 7) Mr. Prime thanks the Board for their time.
 - 8) 7:08 – end of hearing.
- **Landscape Materials, Inc. BA-25-14 (TOD 09/30/26 Ext)** – Block 143, Lot 11 – 311 Roycefield Road. The applicant is seeking minor site plan approval with a ‘d’ variance to expand its current landscape and construction supply yard to include Class B and Class C recycling services with no physical changes to the site proposed on property located in the I2 / Light Industrial Zone District.

Participants: Michael P. O'Grodnick, Esq, Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, PA – applicant's attorney; George H. Folk, PE, David Stires Associates, LLC – applicant's engineer.

- 1) 7:08 pm – start of hearing
- 2) Chairman Ramsey states the applicant is requesting adjournment to a future agenda in order to address engineering review comments received September 1, 2026.
- 3) Ms. Haines states the Board's new bylaws regarding submittal times will be active by that time.
- 4) Ms. McLaughlin states they have already submitted a planner's report.
- 5) There is a discussion about if the bylaw change will impact them.
- 6) Ms. McLaughlin states the new date is November 4, 2026.
- 7) Ms. Maziarz explains it will be with re-notice.
- 8) 7:10 pm – end of hearing.

ADJOURNMENT

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

7:11 pm meeting is adjourned.

*Submitted by Robyn Bittle-Abramo
Recording Secretary*