



Township of Hillsborough

PLANNING & ZONING DEPARTMENT
THE PETER J. BIONDI BUILDING
379 SOUTH BRANCH ROAD
HILLSBOROUGH, NJ 08844
(908) 369-8382
www.hillsboroughnj.gov

BOARD OF ADJUSTMENT - PUBLIC MEETING AGENDA WEDNESDAY, OCTOBER 21, 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	_____ Tom Ramsey, Chairman
_____ Tim Lockburner	_____ Jim Wohlmacher
_____ Helen Haines	_____ Richard Zygadlo (Alt. 1)
_____ Robert Movshin, Vice Chairman	_____ John Oliver (Alt. 2)
_____ Mildred Molina	

BOARD/TOWNSHIP PROFESSIONALS:

_____ David Kois, PP, AICP, Planning Director, Deputy Zoning Official
_____ Marcella McLaughlin, Assistant Planning Director, Zoning Official, Board Secretary
_____ Jolanta Maziarz, Esq., Board Attorney (McManimon, Scotland & Baumann, LLC.)
_____ Mark S. Mayhew, PE, CME, Board Engineer (Pennoni Associates)
_____ Tina Restuccia, CRR, Covering Court Reporter

CONSIDERATION OF MEETING MINUTES

CONSIDERATION OF RESOLUTIONS

- Millennium Car Wash - BA-25-04
- John and Kathryn Tauscher - BA-26-01

BOARD OF ADJUSTMENT BUSINESS

- **Yumiko Mishima – BA-26-04** on October 20, 2026, Applicant requested to be withdrawn without prejudice.

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

PUBLIC HEARING - APPLICATIONS

Flagship NJ Propo, LLC - BA-25-15 - (TOD 11/12/26) – Block 199, lot 55 - 425 Route 206. The applicant seeks ‘c’ and ‘d’ variances and waivers to demolish an existing vacant bank building and constructing a 13,955 square-foot car wash development, consisting of a drive-thru-car wash, self-service vacuuming facilities and associated parking on approximately 3.22 acres located next to Hillsborough Elementary School, on property located in the TC/ Town Center Zone District.

1. **Participants:** *Gail Price, Esq – New Jersey Land Law, Ben Crowder, PE - Bohler Engineering; Scott Broadbent, AIA – pb2 Architecture & Engineering; "John McDonough, LA, PP, AICP, Planner of record; David Fahim, PE – Traffic Engineer; Judith Knop & Kelly Stelling, Applicant - Spotless Brands.*

ADJOURNMENT

Next Meeting:

November 4, 2026 – 7 p.m.