



Township of Hillsborough

PLANNING & ZONING DEPARTMENT
PETER J. BIONDI MUNICIPAL BUILDING
379 SOUTH BRANCH ROAD
HILLSBOROUGH, NJ 08844
www.hillsboroughnj.gov
(908) 369-4313

January 12, 2026

MEETING AGENDA FOLLOWS THIS NOTICE

HILLSBOROUGH TOWNSHIP PLANNING BOARD 2026 ANNUAL SCHEDULE OF MEETINGS

PLEASE TAKE NOTICE that the **Hillsborough Township Planning Board** adopted the following **2026 Annual Schedule of Meetings** at its open public Reorganization held Thursday, January 08, 2026, at 7:00 p.m. in the Courtroom of the Municipal Complex, The Peter J. Biondi Building.

Hillsborough Township **Planning Board Regular Meetings** begin at **7:00 p.m.** prevailing time, the first and second Thursday of the month, *unless otherwise specified.

January 08* (Reorg/Regular)	July 02
February 05	July 09
February 12	August* – No Meetings
March 05	September 03
March 12	September 10
April 09*	October 01
April 16*	October 08
May 07	November 05
May 14	November 12
June 04	December 03
June 11	December 10

Hillsborough Township **Planning Board Business Meetings** begin at **7:00 p.m.** prevailing time, the fourth Thursday of the month, *unless otherwise specified:

January 22	July 23
February 26	August* - NO meeting
March 26	September 24
April 23	October 22
May 28	November* - NO meeting
June 25	December* - NO meeting

January 07, 2027 - Reorganization Meeting - 7:00 p.m.
Regular Meeting - Immediately follows Reorganization

All meetings listed above will be held at the Hillsborough Township Municipal Complex, The Peter J. Biondi Building, 379 South Branch Road, Hillsborough, NJ 08844.

Under the provisions set forth in the Open Public Meetings Act, emergency meetings and/or work sessions may be held with proper notice being given.

FORMAL ACTION MAY BE TAKEN. THE PUBLIC IS INVITED TO ATTEND.

APPLICATION DOCUMENTS/PLANS WILL BE POSTED IN A TIMELY MANNER TO THE HILLSBOROUGH TOWNSHIP'S WEBSITE AT: <https://hillsboroughnj.portal.civicclerk.com/>. APPLICATION FILES ARE AVAILABLE FOR INSPECTION AT THE PLANNING AND ZONING DEPARTMENT.

ONE OR MORE EXECUTIVE / CLOSED SESSIONS MAY BE CONDUCTED AT ANY OF THE MEETINGS LISTED ABOVE.

ADOPTED: January 08, 2026
Debora Padgett
Planning Board Clerk

THIS NOTICE POSTED AT:
Hillsborough Township Municipal Complex
Hillsborough Township Website

THIS NOTICE COMMUNICATED TO:
The Hillsborough Beacon
The Courier News
Sarah Brake, RMC, Township Clerk



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TOWNSHIP OF HILLSBOROUGH PLANNING BOARD
DRAFT PUBLIC MEETING AGENDA
THURSDAY, JUNE 11, 2026 - 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 officially designated newspapers; the Township Clerk; posted on the Township's Website; and available at the Hillsborough Township Municipal Complex.

Pursuant to P.L. 2025, c.72, starting March 01, 2026, municipalities are required to publish their public notices on the municipal website. Hillsborough Township **Public Notices** are available at <https://hillsboroughnj.gov/public-notice>.

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, in accordance with the public meeting notice.

ROLL CALL

_____ Mayor Catherine Payne	_____ Bruce Radowitz, Secretary
_____ Vacant – Seat #2	_____ Angelo Vitale
_____ Deputy Mayor Shawn Lipani	_____ John Ciccarelli, Chairman
_____ Robert Peason, Vice Chairman	_____ Surajit Deb (Alt. #1)
_____ Carl Suraci	_____ Jason Smith (Alt. #2)
_____ Jason Flagg	

BOARD / TOWNSHIP PROFESSIONALS:

_____ David Kois, PP, AICP, Planning Director / Deputy Zoning Officer / Municipal Housing Liaison
_____ Samantha Ball, Assistant Planner / Sustainability Program Manager / Economic & Business Development Manager
_____ Eric Bernstein, Esq., Board Attorney (Eric M. Bernstein & Associates)
_____ Mark Mayhew, PE, CME, Board Engineer (Pennoni Associates)
_____ Michael Lombardozi, CSR, CCR, Board Court Reporter
_____ Township Videographer (Fuerza Strategy Group)

CONSIDERATION OF MEETING MINUTES

- March 12, 2026
- April 16, 2026

CONSIDERATION OF RESOLUTIONS

PLANNING BOARD BUSINESS

- **Ordinance 2026-07** – Adoption of the "Sunnymead Landfill Redevelopment Plan" for the Property identified as Sunnymead Road, Block 182, Lots 6 And 7.02, previously determined to be a non-condemnation Redevelopment Area and amending Chapter 188 "Land Use And Development" of the Municipal Code of the Township Of Hillsborough to establish a new "Sunnymead Landfill Redevelopment District" the development of which to be in accordance with the Redevelopment Plan.

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

CONSIDERATION OF ORDINANCES

Continued to next page

APPLICATIONS – PUBLIC HEARING

- **Valley Road Realty LLC - File 25-PB-04-MSPV** (TOD: 09-11-26) - Block 151.09, Lot 227 (*f/k/a Block 151, Lot 5.B*) – Valley Road. Applicant seeking Preliminary and Final Major Site Plan Approval; ‘c’ bulk variance; and waivers, to construct 199-dwelling units within 25 buildings comprised of townhouses with garages; a 59-unit apartment building; clubhouse, stormwater; and associated site improvements, on Property located in the MFID-1, Multi-family Inclusionary District-1. (EC Review: 05-11-26) ***Applicant provided an extension of time through September 11, 2026, and requested to be adjourned to the July 09, 2026 agenda with notice.***
- **Campus Associates, LLC - File 20-PB-13-MSP (June 2026 Update)** – Block 58, Lot 1.05 – 5 Campus Drive (*f/k/a 4 Campus Drive*). Applicant to update the Planning Board on the status of the Project, every six months, no later than December 31, 2024, and thereafter, per Condition ‘A’ of the Resolution memorialized July 11, 2024. *Status update last presented to the Board on December 04, 2025.*

Preliminary and Final Major Site Plan approval; ‘c’ bulk variances; and waivers previously granted to construct a multi-family development consisting of four three-story apartment buildings, each building containing twenty-four residential dwelling units for a total of ninety-six residential dwelling units, including twenty-three affordable housing units; a Clubhouse; associated parking, lighting, landscaping, utilities, stormwater and associated improvements, on Property known as Block 58, Lot 1.05 on the Hillsborough Township Tax Map, located at 4 Campus Drive (now known as 5 Campus Drive), in the Multifamily Inclusionary Overlay District within the I-3 Light Industrial Zone, with conditions. Resolution memorialized November 18, 2021; Extension Resolution memorialized July 11, 2024.

Attending for the Applicant: Stephen Kessler, Esq. for Fernmoor

ADJOURNMENT

Next Meetings:

June 25, 2026 - 7:00 p.m. – Business Meeting

July 02, 2026 – 7:00 p.m. – Regular Meeting

July 09, 2026 – 7:00 p.m. – Regular Meeting