



# Township of Hillsborough

**PLANNING & ZONING DEPARTMENT**  
PETER J. BIONDI MUNICIPAL BUILDING  
379 SOUTH BRANCH ROAD  
HILLSBOROUGH, NJ 08844  
[www.hillsboroughnj.gov](http://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, JULY 09, 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-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, in accordance with the public meeting notice.

**ROLL CALL**

_____ Mayor Catherine Payne	_____ <b>Bruce Radowitz, Secretary</b>
_____ Vacant – Seat #2	_____ Angelo Vitale
_____ Deputy Mayor Shawn Lipani	_____ <b>John Ciccarelli, Chairman</b>
_____ <b>Robert Peason, Vice Chairman</b>	_____ 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**

**CONSIDERATION OF RESOLUTIONS**

**PLANNING BOARD BUSINESS**

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

**CONSIDERATION OF ORDINANCES**

**APPLICATIONS – PUBLIC HEARING**

- **Valley Road Realty LLC - File 25-PB-04-MSPV** (TOD: 09-30-26) - 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) **Application adjourned from the June 11, 2026 agenda with notice. An extension of time was provided through September 30, 2026.**  
**APPLICATION FURTHER ADJOURNED TO THE SEPTEMBER 10, 2026 AGENDA WITH NOTICE.**

*Continued to next page*

**ADJOURNMENT**

**Next Meetings:**

July 23, 2026 - 7:00 p.m. – Business Meeting

August – No Meetings

September 03, 2026 – 7:00 p.m. – Regular Meeting