



Township of Hillsborough

PLANNING & ZONING DEPARTMENT

PETER J. BIONDI MUNICIPAL BUILDING

379 SOUTH BRANCH ROAD

HILLSBOROUGH, NJ 08844

www.hillsboroughnj.gov

(908) 369-4313

March 27, 2026

MEETING AGENDA FOLLOWS THIS NOTICE

HILLSBOROUGH TOWNSHIP ENVIRONMENTAL COMMISSION 2026 SCHEDULE OF MEETINGS

PLEASE TAKE NOTICE that the **Hillsborough Township Environmental Commission** adopted the following **2026 Annual Schedule of Meetings** at its open public Reorganization held Monday, March 27, 2026 at 7:00 p.m. in the Courtroom of the Municipal Complex, The Peter J. Biondi Building.

Hillsborough Township **Environmental Commission** meetings are scheduled to begin at **7:00 p.m.** prevailing time, the fourth Monday of the month, * *unless otherwise specified*.

January 26 (*Reorganization & Regular*) – *Canceled due to inclement weather*

February 23 (*Reorganization & Regular*) – *Canceled due to inclement weather*

March 23 (*Reorganization & Regular*)

April 27

May 18*

June 22

July 27

August – NO meeting

September 28

October 26

November 09*

December 14*

January 25, 2027 – Reorganization Meeting - 7:00 p.m. / Regular Meeting – Immediately Follows

All meetings listed above will be held in person at 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.

Pursuant to N.J.S.A. 35:3-2a, after March 1, 2026, whenever a public entity is required by law or by order or rule of any court to publish or advertise a legal notice, the public entity shall publish or advertise the legal notice on the public entity's official internet website; and that legal notices of the Township of Hillsborough shall be published on the Township's website at <https://www.hillsboroughnj.gov>.

Application documents/plans will be posted in advance to the Hillsborough Township's Website at: <https://hillsboroughnj.portal.civicclerk.com/>. Complete application files are available for inspection at the Planning and Zoning Department, during regular business hours, in accordance with the Public Meetings Notice.

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

Adopted: March 23, 2026

Debora Padgett

Administrative Assistant / Planning Board Clerk

THIS NOTICE POSTED AT:

The Hillsborough Township Municipal Complex

THIS NOTICE COMMUNICATED TO:

1. Sarah Brake, RMC, Township Clerk
2. Posted on the Hillsborough Township PUBLIC NOTICES Page
<https://hillsboroughnj.gov/public-notices>



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TOWNSHIP OF HILLSBOROUGH ENVIRONMENTAL COMMISSION

DRAFT PUBLIC MEETING AGENDA

MONDAY, SEPTEMBER 28, 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 Schedule of Meetings has been provided to 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, Hillsborough Township **Public Notices** are posted at <https://hillsboroughnj.gov/public-notices>.

Application documents have been made available on the Township's website at <https://hillsboroughnj.portal.civicclerk.com/>.

OATH OF OFFICE TO NEWLY APPOINTED MEMBER

- Alternate #1 - Mohammad Athar (*Unexpired Term*)

ROLL CALL

_____ Christopher Obropta, PhD
_____ **Eric Rosenthal, Secretary**
_____ Jason Flagg
_____ **Michael Folli, Chairman**
_____ George Grabowich

_____ Clarence Burshnic
_____ **Stephen Mastripolito, Vice Chairman**
_____ Mohammad Athar (Alt. #1)
_____ Paul Bovitz (Alt. #2)
_____ Committeewoman Jill Gomez, TC Liaison
_____ Deputy Mayor Shawn Lipani, TC Liaison

CONSIDERATION OF MEETING MINUTES

BUSINESS FROM THE FLOOR (*For matters not on the agenda*)

REVIEW OF APPLICATIONS

- **480 Hillsborough RD LLC - File 25-PB-19-MSV** (TOD: 10-31-26) – Block 203.10, Lot 29 (f/k/a Block 203, Lot 4.B) – 480 Hillsborough Road. Applicant amended the original application for minor subdivision approval, per the August 20, 2026 submission packet. Applicant seeking Preliminary and Final Major Subdivision approval; 'c' bulk variance; and waivers, to subdivide approximately 4.851 acres into three single-family dwelling lots: new Proposed Lot 29.01 (1.68 acres) and new Proposed Lot 29.02 (1.74 acres) to have access from Lydon Drive, with associated improvements; the Reminder Lot, Proposed Lot 29.03 (1.54 acres) to contain the existing single-family dwelling and retain access from Hillsborough Road, on Property located in the R, Residential Zoning District. (*Prior PB Hearing: 06-04-26 as Minor Subdivision*) *PB Hearing as Major Subdivision: 10-08-26*

Attending for the Applicant: Michael Fedun, Esq. of Singer & Fedun, LLC; Michael K. Ford, PE, PP of Van Cleef Engineering & Associates; and Scott Lutzky for 480 Hillsborough RD, LLC, Applicant

Formal Objectors: Objector #1 – William Feuer (no longer represented by legal counsel); and Objector #2 – Loretta Greene, Represented by Marci Greene

CONSIDERATION OF OLD BUSINESS

CONSIDERATION OF NEW BUSINESS

CORRESPONDENCE RECEIVED

COMMITTEE REPORTS

Continued to next page

CONSIDERATION OF MAPS / DOCUMENTS

BUSINESS FROM THE FLOOR

ADJOURNMENT

NEXT MEETING:
October 26, 2026 – 7:00 PM