Township of Hillsborough – PLANNING BOARD
Approved Public Meeting Minutes

June 11, 2026

Chairman John Ciccarelli called the Planning Board Regular Public Meeting of June 11, 2026, to order at 7:04 pm. The meeting was held in the Courtroom of The Peter J. Biondi Building. All stood for the flag salute.

NOTICE OF MEETING

Chairman Ciccarelli announced the 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 2025 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.

Application documents have been made available on the Township's web site https://hillsboroughnj.portal.civicclerk.com/ . Complete applications files are available in the Planning and Zoning Department for inspection, in accordance with the public meeting notice.

ROLL CALL

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

Also in attendance: David Kois, PP, AICP, *Township Planning Director*; Samantha Ball, *Assistant Planner / Sustainability Program Manager*; Eric Bernstein, Esq., *Board Attorney (Eric M. Bernstein & Associates)*; *ABSENT*-Mark Mayhew, PE, CME, *Board Engineer (Pennoni Associates)*; Michael Lombardozzi, CSR, CCR, *Board Court Reporter.;* Alex Pallis, *Township Videographer (Fuerza Strategy Group)*

CONSIDERATION OF MEETING MINUTES

- **March 12, 2026,** regular meeting minutes were reviewed.
  Mr. Bernstein lists the members eligible to vote on the matter.
  A motion to approve as written was made by Vice Chair Peason, seconded by Mr. Radowitz.
  No comments.

  Roll Call:

Yes -	Mr. Flagg	Yes -	Deputy Mayor Lipani
Yes -	Mr. Radowitz	Yes -	Vice Chair Peason
Yes -	Mr. Smith	Yes -	Chair Ciccarelli

  Motion carries

- **April 16, 2026,** regular meeting minutes were reviewed.
  Mr. Bernstein lists the members eligible to vote on the matter.
  A motion to approve as written was made by Vice Chair Peason, seconded by Mr. Radowitz.
  No comments.

  Roll Call:

Yes -	Mr. Flagg	Yes -	Deputy Mayor Lipani
Yes -	Mr. Vitale	Yes -	Vice Chair Peason
Yes -	Mr. Smith	Yes -	Chair Ciccarelli

Motion carries

CONSIDERATION OF RESOLUTIONS

- **None**

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.

  There are no comments from the members of the Board.

  Mr. Kois reads his statement into the record in which he describes the plan; reminds the Board they are being asked to review the redevelopment plan, not review a development application; and discusses the purpose of the plan. He states it is his recommendation that the Board find that the Sunnymead Landfill Redevelopment Plan is substantially consistent with and designed to effectuate the goals and objectives of the Hillsborough Township Master Plan and recommend that the Township Committee proceed with consideration of the ordinance.

  Deputy Mayor Lipani asks for the purpose of the record and public knowledge, what the next steps would be.

  Mr. Kois explains it will be placed before the Township Committee for adoption and once adopted it will put the redevelopment plan into effect, which means it becomes the zoning for the area. This would enable the owner/developer to apply to the Planning Board for a site plan application pursuant to the permitted uses and standards within the redevelopment plan.

  Mr. Vitale states the site was open in 1961 and then closed from 1985 – 2019; he asked what happened on the site to cause the closure and while it was closed.

  Ms. Ball points out the timeline does show some updates starting in 2001.

  Mr. Kois explains the Township had been put on notice from the state that they were aware of the landfill and that the Township needed to take appropriate action. He further explains the sales aspects of the timeline.

  There is a brief discussion clarifying the order of the timeline, the status of the issue before the Township Committee and the action before the Board.

  Vice Chair Peason asks what zone is currently surrounding or encompassing the lot and what will be the allowable uses under the Ordinance 2026-07.

Mr. Kois states the former landfill is in the I-1 light industrial district and lists the surrounding properties. He explains the surrounding area becomes residential north of the property but the property that was added in *is* in a residential zone.

Ms. Ball reads into the record the permitted principal uses which are found on page 13.

Mr. Kois explains how it is a "hybrid of one of our industrial districts".

There is a motion and second to open to public comment. All are in favor, none opposed. Motion carries.

There are no comments from the public.

There is a motion and second to close to public comment. All are in favor, none opposed. Motion carries.

Motion: The Planning Board finds the adoption of the Sunnymead Landfill Redevelopment Plan Block 182 and 7.02 to be in compliance with or conformance with the Township Master Plan and the Planning Board recommends the Township Committee the adoption of said ordinance at its next regular meeting is motioned by Vice Chair Peason, seconded by Deputy Mayor Lipani.
No comments.

Roll Call:

Yes -	Mr. Flagg	Yes -	Deputy Mayor Lipani
Yes -	Mr. Radowitz	Yes -	Vice Chair Peason
Yes -	Mr. Vitale	Yes -	Chairman Ciccarelli
Yes -	Mr. Smith		

Motion carries

BUSINESS FROM THE FLOOR *(public comment for matters not on the agenda)*
Chairman Ciccarelli opens to comments from the public. He reminds of the rules, comments only no questions.

None

CONSIDERATION OF ORDINANCES
- None

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)

1. 7:23 pm start of hearing
2. **Motion**: Mr. Radowitz motions to accept the request to carry this matter to July 9, 2026, notice required and the time of decision extended to September 11, 2026, seconded by Mr. Vitale.
3. There is a discussion between Mr. Kois and Mr. Bernstein about noticing – if there is sufficient time and who requested the noticing. Mr. Bernstein states for the record he has an email from Alexander Fisher of Savo, Schalk, & Partners dated June 1, 2026, and reads it into the record. In the email Mr. Fisher states "we will notice for that meeting".
4. **Roll Call:**

Yes -	Mr. Flagg	Yes -	Mr. Smith
Yes -	Mr. Radowitz	Yes -	Deputy Mayor Lipani
Yes -	Mr. Vitale	Yes -	Vice Chair Peason
		Yes -	Chair Ciccarelli

   Motion carries
5. 7:28 pm end hearing.

- **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

1. 7:29 pm start of hearing
2. **Stephen Kessler** greets the Board and professionals, discusses a recent site visit and updates since the December 2025 meeting.
3. Mr. Kessler's updates include but are not limited to:
   - They are waiting for power from the utility company.
   - All four apartment buildings have been framed.
   - Buildings 1, 3 & 5 have framing complete and rough mechanicals installed while building 4 is still in the framing process and getting rough mechanicals in the next week or so.
   - The clubhouse is near completion.
   - The pool is about 50% complete
   - The job is paved but not yet top-coated.
   - The pre-leasing process has started
   - Their goal is for substantial completion of the entire site by the end of fiscal year 2026.

4. Mr. Kessler states the project is moving on the schedule as he had anticipated, slightly behind by a few weeks but moving forward and the project team is working well with the Township construction department.
5. Chairman Ciccarelli asks since the site is paved and they are at their coverage ratio if anyone has feedback on stormwater control and how it is working.
6. Mr. Kessler states their site team has not reported any major issues.
7. Deputy Mayor Lipani asks when they plan to put in the pavement top-coat.
8. Mr. Kessler explains they generally wait until substantial completion.
9. There are no further questions from the Board.
10. Mr. Kois states the next resolution required update is for early December, but if all certificates-of-operation have been issued by that time, does the Board still expect an appearance to update or can a letter be submitted.
11. Mr. Kessler offers that he does not mind returning and reminds them their goal is the end of December.
12. Board members agree to maintain the appearance requirement.
13. Chairman Ciccarelli asks if Mr. Kois needs to talk about the deed issue.
14. Mr. Kois states he sent Mr. Bernstein his thoughts and information and would like to give him time to review.
15. Mr. Bernstein summarizes the deed issue and states that he agrees with Mr. Kois that the deed needs to be revised.
16. Mr. Kessler states he can testify to the fact they have constructed in accordance with the settlement agreement.
17. Mr. Kois states he believes the primary reason this happened, is that the Township's administrative agent at the time was not aware or made aware of the existence of a settlement agreement when assigned the calculations.
18. Mr. Radowitz asks if a resolution will be required to administer a corrected deed.
19. Mr. Kois and Mr. Bernstein state they will ensure it is done correctly.
20. There is a motion and second to open to the public. All are in favor, none opposed. Motion carries.
21. **Grant Kolmer**, Taylor Ave, offers a laymen's version of what he heard to confirm his understanding of what was discussed is correct; "this is a paperwork issue. and you [Mr. Kessler] have built in accordance with what the plan is, everything to do with the plan and this is a paperwork issue"
22. Mr. Kessler confirms that is correct.
23. There is a motion and second to close to the public. All are in favor, none opposed. Motion carries.
24. Mr. Bernstein states for the purpose of the record, council Fernmoor concedes that the obligation of the applicant relative to the requirements for affordable housing are going to be in accordance with the settlement agreement between prior owner which this owner accepted when they took the transfer as well as the resolution of approval granted by this Board which is 23 affordable housing units, five one-bedroom, 13 two-bedroom and five three-bedroom units. Any paperwork which is not in accordance with same will be corrected prior to the granting of the first certificate of occupancy.
25. Mr. Kois confirms and states they will document it.
26. 7:49 pm end of hearing

Mr. Bernstein and Mr. Kois remind the Board of the June 25th meeting and list current agenda items.

Mr. Kois discusses concern about a possible quorum issue for the July 2nd meeting due to its proximity to the holiday weekend. There is a brief discussion

Motion: Deputy Mayor Lipani motions to **cancel the July 2, 2026,** Planning Board meeting, seconded by Vice Chair Peason.

Roll Call:

Yes -	Mr. Flagg	Yes -	Mr. Smith
Yes -	Mr. Radowitz	Yes -	Deputy Mayor Lipani
Yes -	Mr. Vitale	Yes -	Vice Chair Peason
		Yes -	Chair Ciccarelli

Motion carries

There is a brief discussion of July meeting agenda items and confirmation of no August meetings.

ADJOURNMENT

A motion to adjourn was made by Vice Chairman Peason, seconded by Mr. Radowitz. Motion carries unanimously.
7:52 pm meeting is adjourned.

Submitted by Robyn Bittle-Abramo
Recording Secretary