Township of Hillsborough – PLANNING BOARD
Approved Public Meeting Minutes

June 25, 2026

Vice Chairman Robert Peason called the Planning Board Regular Public Meeting of June 25, 2026, to order at 7:06 pm. The meeting was held in the Courtroom of The Peter J. Biondi Building. All stood for the flag salute.

NOTICE OF MEETING
Vice Chairman Peason 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

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

Also in attendance: David Kois, PP, AICP, *Township Planning Director*; Eric Bernstein, Esq., *Board Attorney (Eric M. Bernstein & Associates)*; 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
- **None**

CONSIDERATION OF RESOLUTIONS
- **Flagship New Jersey Propco, LLC – File 26-Pb-07-INF**
  Mr. Bernstein states the memorialization of the action the Board took relative to the appearance by Flagship Propco as part of the requirement for the town center zoning and is part of the town center zoning and will ultimately have to go to the zoning board for any application.

  Motion: Mayor Payne made a motion to approve, seconded by Deputy Mayor Lipani. There are no further comments.
  Mr. Bernstein states Mr. Radowitz is not eligible to vote on the matter.

  Roll Call:

Yes -	Mr. Suraci	Yes -	Mayor Payne
Yes -	Mr. Smith	Yes -	Vice Chair Peason
Yes -	Deputy Mayor Lipani		

  Motion carries

BUSINESS FROM THE FLOOR *(public comment for matters not on the agenda)*

Vice Chair Peason opens to comments from the public. He reminds of the rules, comments only, no questions (there will be an additional period for questions).

None

CONSIDERATION OF ORDINANCES

- None

APPLICATIONS – PUBLIC HEARING

- **25 Old Camplain Owner LLC – File 26-PB-04-MSPV** (TOD: 10-09-26) – Block 66, Lot 1 – 25 Old Camplain Road. Applicant seeking Preliminary and Final Major Site Plan approval; 'c' bulk variances; and waivers, to retain existing site conditions; proposing minor site improvements, including restriping the existing parking area for 25 total spaces; and removal of the existing shed in the front yard, on Property located in the I-1, Light Industrial Zone. (EC Review: 06-22-26)

    1. 7:09 pm start of hearing
    2. **Brian Shemesh**, attorney for the applicant, introduces himself. He states for the record the waivers and variances being requested which he reads from the Pennoni letter dated June 22, 2026. He discusses the history of the property and the sequence of events since the applicant's purchase of the property which led to a lack of site plan.
    3. Mr. Shemesh states the main purpose of this application is to memorialize the existing conditions that have been present since the early 1980s. He discusses the proposed improvements which include but are not limited to a shed removal and restriping of the parking lot. Regarding the prospective use of the property, he states a tenant has not signed a lease for the property so they do not know who the tenant will be but informs the Board their intent for a prospective tenant is their use to be 'contractor facilities' with storage inside and outside the building.
    4. **Robert Byra**, engineer for the applicant, is sworn in, states his educational and professional background and confirms his licenses are in good standing.
    5. Mr. Byra describes Exhibit A-1, Aerial Location Exhibit sheet c-001 dated June 25, 2026 and Exhibit A-2, Demolition and Site Plan sheet c-02 dated April 22, 2026.
    6. Mr. Shemesh asks him to discuss the expected outdoor storage locations on the property.
    7. Mr. Byra explains that since there is no identified tenant the intent is to utilize the existing impervious area for staging of vehicles and outdoor storage.
    8. Mr. Shemesh asks him to confirm that the applicant agrees to delineate where storage will be located as they finalize the plan and location of the storage, should the Board approve the application.
    9. Mr. Byra confirms.
    10. Mr. Byra states they agree to all the conditions in Mr. Mayhew's letter along with the minor acceptations of the request of the 15-foot apron. He explains the applicant will make maintaining the apron the responsibility of the tenant. He states they also requested a waiver for the conservation easement requirement.
    11. Mr. Mayhew notes that some of the stripped parking area near the building is gravel and states they need to ensure the ADA access area is paved.
    12. Mr. Byra states the applicant will comply.
    13. Mr. Mayhew states regarding comment number two that stone migrating into the roadway may be a daily issue so to minimize that he requests an additional 15-feet of concrete or asphalt pavement.

14. Mr. Byra confirms the applicant will agree to that.
15. Mr. Mayhew lets him know that in Hillsborough gravel parking *is* considered impervious so the change will not impact their coverage or stormwater. He discusses item four, the fire marshall's request to incorporate a k-turn reserved for emergency vehicles.
16. Mr. Byra confirms should the application be approved, they will provide a revised drawing or something comparable showing the k-turn.
17. Mr. Mayhew states he believes signage verses stripping will be acceptable. He states their lighting and landscaping have been addressed.
18. Mr. Kois asks if they will have a planner to answer questions about his letter.
19. Mr. Shemesh confirms they will
20. Mayor Payne as for clarification on the impact on increasing the landscaping berm. Mr. Mayhew explains that their goal is to be at neutral impervious coverage and how their plan shows they will be achieving that.
21. Vice Chair Peason asks how they will be stripping gravel.
22. Deputy Mayor Lipani asks since they do not currently have a tenant do they plan to install security fencing and if so, will emergency services be able to access it.
23. Mr. Byra explains there is an existing chain-link fence and slide gate. He states the applicant will work with the Township and fire department to meet their requirements for access.
24. There is a discussion between Board members, Mr. Kois and Mr. Byra if an EV parking space will be required and if so, how will it be applied.
25. There are no further questions for Mr. Byra.
26. Mr. Shemesh addresses Mr. Kois' letter stating he covered the site history and prior approvals and asks if Mr. Kois had additional questions.
27. Mr. Kois explains his concern is with their reference to contractor use. They discuss the definition of contractor and the expectations that go along with it.
28. Mr. Shemesh states they understand any future tenant is subject to zoning permits, certificates of occupancy and to comply with those processes. He discusses how they are in the process of obtaining a tenant.
29. Mr. Shemesh states they will comply with item seven of Mr. Kois' letter. Mr. Byra points out a parking table on Exhibit A-2 that demonstrates compliance.
30. Mr. Kois states he is satisfied they addressed everything in his letter and does not have any more questions.
31. There is a motion and second to open to public questions. All are in favor, none opposed, motion carries.
32. There are no questions from the public.
33. Mr. Shemesh discusses their view that the facts of the application speak for themselves, specifically in regards to the environmental impact statement and community impact statement waivers they have requested and with the history of operations over 50-years without significant impact. He explains the conservation easement requirement waiver they are requesting.
34. Mr. Shemesh asks if the Board would like to speak to their planner.
35. Mr. Radowitz defers to Mr. Kois stating if he is satisfied with the answers then the Board does not need to hear from the planner.
36. Mr. Kois explains the application is before the Board on the technicality, and he believes the site has never been developed without the Township's knowledge and that the site's history is well documented through aerials, governance of regulations and issued permits despite not having the original site plan so he has no further questions.
37. Vice Chair Peason asks if the positive and negative criteria meet expectations.

38. Mr. Kois defers to council with regard to what is required; however he is satisfied.
39. Vice Chair Peason calls for a motion to close to the public since there are no further witnesses.
40. There is a motion and second to close to public questions. All are in favor, none opposed, motion carries.
41. Mr. Bernstein summarizes the application and the agreed upon condition.
42. Mr. Shemesh clarifies that they agreed to all conditions except 'as specifically requested otherwise', with the conservation easement requirement being an example.
43. **Motion**: Mayor Payne motions to approve, seconded by Mr. Smith.
    Vice Chair Peason states he thinks this is a good use for this site and encourages them to adhere to noise ordinances and other applicable ordinances for the site.
    Roll Call:

Yes -	Mr. Suraci	Yes -	Deputy Mayor Lipani
Yes -	Mr. Radowitz	Yes -	Mayor Payne
Yes -	Mr. Smith	Yes -	Vice Chair Peason

    Motion carries
44. 7:56 pm end of hearing

Mr. Kois states the July 2, 2026 meeting has been canceled and summarizes the Board's options for the next meeting.

Mr. Bernstein advises leaving the July 9, 2026 meeting on the calendar at this time.

ADJOURNMENT
A motion to adjourn was made by Mayor Payne, seconded by Mr. Radowitz. Motion carries unanimously.
7:59 pm meeting is adjourned.

Submitted by Robyn Bittle-Abramo
Recording Secretary