

Township of Hillsborough – PLANNING BOARD

Approved Public Meeting Minutes

July 9, 2026

Chairman John Ciccarelli called the Planning Board Regular Public Meeting of July 9, 2026, to order at 7:01 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 application files are available in the Planning and Zoning Department for inspection, in accordance with the public meeting notice.

ROLL CALL

Present - Mayor Catherine Payne

Vacant - Seat # 2

Present - Deputy Mayor Shawn Lipani

Present - Robert Peason, *Vice Chairman*

Absent - Carl Suraci

Present - Jason Flagg

Present - Bruce Radowitz, *Secretary*

Absent - Angelo Vitale

Present - John Ciccarelli, *Chairman*

Absent - Surajit Deb (*Alt. #1*)

Absent - Jason Smith (*Alt. #2*)

Also in attendance: David Kois, PP, AICP, *Township Planning Director*; Eric Bernstein, Esq., *Board Attorney* (*Eric M. Bernstein & Associates*); Christina Restuccia, CCR, *Covering Board Court Reporter*; *Township Videographer* (*Fuerza Strategy Group*)

CONSIDERATION OF MEETING MINUTES

- None

CONSIDERATION OF RESOLUTIONS

- **Specialty Assays, Inc. – File 23-PB-16-MSPV (2026 Extension)**

Chairman Ciccarelli explains it is a request for a one-year extension on the application.

Mr. Bernstein states the members are eligible to vote on the matter.

Motion: Deputy Mayor Lipani motions to approve the extension request, seconded by Mr. Radowitz.

Roll Call:

Yes - Mr. Flagg

Yes - Vice Chair Peason

Yes - Chair Ciccarelli

Yes - Deputy Mayor Lipani

Yes - Mr. Radowitz

Motion carries

PLANNING BOARD BUSINESS

- None

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

None

CONSIDERATION OF ORDINANCES

- None

APPLICATIONS – PUBLIC HEARING

- **Valley Road Realty LLC – File-25-PB-04-MSPV (TOD: 09-03-26)** – 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.***

1. Chairman Ciccarelli reads the application summary into the record.
2. **Motion:** Mr. Radowitz motions to approve the request, seconded by Mayor Payne.

Roll Call:

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

Motion carries

ADJOURNMENT

A motion to adjourn was made by Mayor Payne, seconded by Vice Chair Peason. Motion carries unanimously.

7:04 pm meeting is adjourned.

*Submitted by Robyn Bittle-Abramo
Recording Secretary*