



Township of Hillsborough

PLANNING & ZONING DEPARTMENT
PETER J. BIONDI MUNICIPAL BUILDING
379 SOUTH BRANCH ROAD
HILLSBOROUGH, NJ 08844
www.hillsboroughnj.gov
(908) 369-4313

December 17, 2024

MEETING AGENDA FOLLOWS THIS NOTICE

HILLSBOROUGH TOWNSHIP PLANNING BOARD NOTICE OF JANUARY 2025 MEETINGS

PLEASE TAKE NOTICE that the Hillsborough Township Planning Board has scheduled the following public meetings as set forth below:

ALL MEETINGS WILL BE HELD IN PERSON AT:

The Peter J. Biondi Building, 379 South Branch Road, Hillsborough, NJ 08844

DATE: Thursday, January 09, 2025
TIME: 7:00 p.m.
AGENDA: Planning Board Reorganization Meeting
Formal action may be taken. The public is invited to attend.

DATE: Thursday, January 09, 2025
TIME: Immediately follows the 7:00 p.m. Reorganization Meeting
AGENDA TO DATE: Regular Planning Board Meeting

APPLICATIONS - PUBLIC HEARING

303 Amwell Road (JMJ4 ABEEL LLC) - File 21-PB-17-MSP(V) – Block 198, Lot 2.03 (*formerly Lot 2.B*) – 303 Amwell Road. Preliminary and final major site plan approval and waivers on Property located in the CDZ Zone. *Application adjourned from the 12-12-24 meeting agenda to a date to be determined by the Board, without further notice. Application to receive future agenda date (only) at this meeting. Extension of Time provided through March 28, 2025.*

Weston RD, LLC (Guastella) – File 22-PB-03-MSPV - Block 185, Lot 1 – Weston Road. Preliminary and final major site plan approval; 'c' bulk variances; and waivers, on Property located in the I-1 Zone and in the Airport Hazard Zone Area Overlay District. *Application continued from November 14, 2024 without further notice.*

Formal action may be taken. The public is invited to attend.

DATE: Thursday, January 23, 2025
TIME: 7:00 p.m.
AGENDA: Planning Board Business Meeting
Formal action may be taken. The public is invited to attend.

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. One or more Executive/Closed Sessions may be conducted at any of the meetings listed above.

Meeting / application documents will be made available on the Township's CivicClerk portal at <https://hillsboroughnj.portal.civicklerk.com/> at least ten days in advance of the meetings listed above. Complete application files are available in the Planning and Zoning Department for inspection. Please contact the Planning & Zoning Department at (908) 369-8382 M – F 8:00 a.m. – 4:00 p.m.

Debora Padgett
Planning Board Clerk

THIS NOTICE POSTED AT:
Hillsborough Township Municipal Complex

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 REORGANIZATION PUBLIC MEETING AGENDA THURSDAY, JANUARY 09, 2025 - 7:00 P.M. 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 2025 January meetings scheduled 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.

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

OATH OF OFFICE TO NEWLY APPOINTED MEMBERS

- Seat #1 – John Ciccarelli, Mayor
- Seat #2 – Robert Wagner, Jr. (Class II)
- Seat #3 – Committeeman Shawn Lipani (Class III)
- Seat #6 – Jason Flagg (Class IV)
- Seat #7 – Bruce Radowitz (Class IV)
- Seat #8 – Angelo Vitale (Class IV)
- Seat #9 – Patricia Smith (Class IV)
- Alternate #1 – Surajit Deb (Class IV)
- Alternate #2 – Jason Smith (Class IV)

ROLL CALL

____ Mayor John Ciccarelli
____ Robert Wagner, Jr.
____ Committeeman Shawn Lipani
____ Robert Peason
____ Carl Suraci
____ Jason Flagg

____ Bruce Radowitz
____ Angelo Vitale
____ Patricia Smith
____ Surajit Deb (Alt. #1)
____ Jason Smith (Alt. #2)

ELECTION OF CHAIRMAN

ELECTION OF VICE CHAIRMAN

ELECTION OF SECRETARY

APPOINTMENT OF MASTER PLAN SUBCOMMITTEE

RESOLUTION ADOPTING THE 2025 SCHEDULE OF MEETINGS

CONSIDERATIONS

1. RESOLUTION RATIFYING FAIR & OPEN SELECTION PROCESS
2. RESOLUTION APPOINTING BOARD ATTORNEY
3. RESOLUTION APPOINTING BOARD ENGINEER
4. RESOLUTION EXTENDING PROFESSIONAL SERVICES AGREEMENT WITH T&M
(2020 Contract - for ongoing applications)

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5. RESOLUTION APPOINTING ALTERNATE BOARD ENGINEER
6. RESOLUTION APPOINTING BOARD COURT REPORTER
7. RESOLUTION ADOPTING THE RULES OF ORDER
8. RESOLUTION DESIGNATING THE OFFICIAL NEWSPAPERS
9. RESOLUTION FIXING CHARGE FOR NOTICE OF MEETINGS
10. RESOLUTION OF OPEN MEETING POLICY
11. RESOLUTION OF ADMINISTRATIVE PROCEDURES

COMMENTS FROM THE PUBLIC

ADJOURNMENT

**NEXT MEETING:
January 09, 2025 Planning Board Regular Meeting
Immediately follows 7:00 p.m. Reorganization**