



Township of Hillsborough

PLANNING & ZONING DEPARTMENT

PETER J. BIONDI MUNICIPAL BUILDING

379 SOUTH BRANCH ROAD

HILLSBOROUGH, NJ 08844

www.hillsboroughnj.gov

(908) 369-4313

January 07, 2025

MEETING AGENDA FOLLOWS THIS NOTICE

PUBLIC NOTICE

TOWNSHIP OF HILLSBOROUGH PLANNING BOARD

PLEASE TAKE NOTICE that on Thursday, **January 23, 2025** at 7:00 pm, or as soon thereafter as the matter may be heard, the Township of Hillsborough Planning Board will conduct a public hearing in order to review and adopt the **Master Plan Amendment - Land Use Element, January 2025**, pursuant to N.J.S.A. 40:55D-28. This Amendment recommends permitting small scale logistic facilities as a principal permitted use in the LI, Light Industrial District. This amendment is intended to maintain the character, scale and economic viability of the stated LI District.

This public hearing will be held in the Municipal Courtroom at the Hillsborough Township Municipal Complex, The Peter J. Biondi Building, located at 379 South Branch Road, Hillsborough, New Jersey. A copy of the Master Plan Amendment - Land Use Element, January 2025, is available for inspection in the Planning & Zoning Department at the Municipal Complex from 8:00 a.m. to 4:30 p.m. Monday through Friday and also available on the Township's website at <https://hillsboroughnj.civicclerk.com/> at least ten (10) calendar days in advance of the January 23, 2025 Planning Board meeting.

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

Township of Hillsborough

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January 14, 2025

MEETING AGENDA FOLLOWS THIS NOTICE

HILLSBOROUGH TOWNSHIP PLANNING BOARD 2025 ANNUAL SCHEDULE OF MEETINGS

Hillsborough Township **Planning Board Regular Meetings** begin at **7:00 p.m.** prevailing time, the first and second Thursday of the month, *unless otherwise specified.

January 09* (Reorg/Regular)
February 06
February 13
March 06
March 13
April 03
April 10
May 01
May 08
June 05
June 12

July 03
July 10
August* – No Meetings
September 04
September 11
October 09*
October 16*
November 06
November 13
December 04
December 11

Hillsborough Township **Planning Board Business Meetings** begin at **7:00 p.m.** prevailing time, the fourth Thursday of the month, *unless otherwise specified:

January 23
February 27
March 27
April 24
May 22
June 26

July 24
August* - NO meeting
September 25
October 23
November* - NO meeting
December* - NO meeting

January 08, 2026* - Reorganization Meeting - 7:00 p.m.
Regular Meeting - Immediately follows Reorganization

All meetings listed above will be held at the Hillsborough Township Municipal Complex, 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.

APPLICATION DOCUMENTS/PLANS WILL BE POSTED IN A TIMELY MANNER TO THE HILLSBOROUGH TOWNSHIP'S WEBSITE AT: <https://hillsboroughnj.portal.civicclerk.com/>. APPLICATION FILES ARE AVAILABLE FOR INSPECTION AT THE PLANNING AND ZONING DEPARTMENT.

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

ADOPTED: 01-09-25

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



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TOWNSHIP OF HILLSBOROUGH PLANNING BOARD

DRAFT PUBLIC BUSINESS MEETING AGENDA

THURSDAY, JANUARY 23, 2025 – 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 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/plans have been made available on the Township's website at <https://hillsboroughnj.portal.civicclerk.com/> at least ten days in advance of this meeting. Complete application files are available in the Planning and Zoning Department for inspection, in accordance with the public meeting notice.

ROLL CALL

_____ Mayor John Ciccarelli	_____ Bruce Radowitz
_____ Robert Wagner, Jr	_____ Angelo Vitale
_____ Committeeman Shawn Lipani	_____ Patricia Smith, Secretary
_____ Robert Peason, Vice Chairman	_____ Surajit Deb (Alt. #1)
_____ Carl Suraci, Chairman	_____ Jason Smith (Alt. #2)
_____ Jason Flagg	

BOARD / TOWNSHIP PROFESSIONALS:

_____ David Kois, PP, AICP, Planning Director / Deputy Zoning Officer
_____ Samantha Ball, Assistant Planner / Sustainability Program Manager
_____ Eric Bernstein, Esq., Board Attorney (Eric M. Bernstein & Associates)
_____ Christina Restuccia, CCR, Covering Board Court Reporter
_____ Alex Pallis, Township Videographer (Fuerza Strategy Group)

CONSIDERATION OF MEETING MINUTES

- December 12, 2024

CONSIDERATION OF RESOLUTIONS

PLANNING BOARD BUSINESS

- Master Plan Amendment - Land Use Element, January 2025
- 4th Round Affordable Housing Update

BUSINESS FROM THE FLOOR *(For Matters Not on the Agenda)*

CONSIDERATION OF ORDINANCES

ADJOURNMENT

Next Meeting:

February 06, 2025 - 7:00 p.m.