

## Township of Hillsborough – PLANNING BOARD

### Approved Public Meeting Minutes

January 23, 2025

Vice Chairman Robert Peason called the Planning Board Regular Public Meeting January 23, 2025, to order at 7:05 pm. The meeting was held in the Courtroom of The Peter J. Biondi Building. All stood for the flag salute.

#### NOTICE OF MEETING

Chairman Suraci 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 John Ciccarelli               | Present - Bruce Radowitz                       |
| Present - Robert Wagner, Jr                   | Present - Angelo Vitale                        |
| Present - Committeeman Shawn Lipani           | Present - Patricia Smith, <i>Secretary</i>     |
| Present - Robert Peason, <i>Vice Chairman</i> | <i>Absent</i> - Surajit Deb ( <i>Alt. #1</i> ) |
| <i>Absent</i> - Carl Suraci, <i>Chairman</i>  | Present - Jason Smith ( <i>Alt. #2</i> )       |
| Present - Jason Flagg                         |                                                |

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

#### CONSIDERATION OF MEETING MINUTES

- **December 12, 2024** regular meeting minute.

Vice Chairman Peason states they have the minutes but they have not been uploaded onto Civic Clerk so they will defer the minutes to the next meeting.

#### CONSIDERATION OF RESOLUTIONS

- **None**

#### PLANNING BOARD BUSINESS

- **Master Plan Amendment – Land Use Element, January 2025**

Mr. Kois summarizes the amendment which is the result of a settlement agreement between the Township of Hillsborough Larkin Entities, the lawsuit and states a total of 87 certificates of non-conformity have been issued since the adoption of the ordinance. He gives a history of the LI ZONE, discusses current and future goals and reviews recommendations.

Mayor Ciccarelli asks for clarification about the height maximum as it relates to elevation and where the height is measured from.

Mr. Kois states they are currently going by the current definition within the ordinance that measures it from grade to the highest part of the roof structure.

There is a discussion between Mr. Kois and Mr. Ciccarelli.

Committeeman asks if there are any structures over the 35-foot height limit.

Mr. Kois states he does not believe there are and explains what happens if a building is not in compliance.

Mr. Smith asks for clarification on the map in the proposal.

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

**Brian Tarantino**, 235 Fairfield Lane, commends the Township Committee for eliminating warehouses as a permitted use in 2023 and thanks the Board for settling the Larkin issue. He states his concerns about possible loopholes that developers may take advantage of. He gives an example.

Mr. Smith asks Mr. Kois what the FAR is for this district.

Mr. Kois states the Floor Area Ratio is 0.30 and explains.

There is a motion and second to close to public comment. All are in favor. Motion carries.

There are no further comments from the Board or Board professionals.

Mayor Ciccarelli motions to recommend the amendment to the Land Use Plan element, seconded by Committeemen Lipani.

**Roll Call:**

|                                    |                            |
|------------------------------------|----------------------------|
| Yes - Mr. Flagg                    | Yes - Ms. Smith, Secretary |
| Yes - Mr. Smith ( <i>Alt. #2</i> ) | Yes - Committeeman Lipani  |
| Yes - Mr. Vitale                   | Yes - Mayor Ciccarelli     |
| Yes - Mr. Wagner                   | Yes - Vice Chairman Peason |
| Yes - Mr. Radowitz                 |                            |

Motion carries

- **4<sup>th</sup> Round Affordable Housing Update**

Mr. Hak provided an update and discussed the upcoming deadlines.

Mr. Hak indicated that the Planning Board must adopt a Housing & Fair Share Plan by June 30, 2025.

Mayor Ciccarelli asked about vacant land adjustment.

Mr. Hak explained the vacant land adjustment.

Committeeman Lipani noted this is a 10-year (2025-2035) program.

Mr. Kois discusses reviewing vacant lots and their impact in the next round (5th Round) starting in 2035.

Mayor Ciccarelli explained to the new Board members how the affordable housing percentages work.

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

Vice Chairman Peason opens to comments from the public.

**None**

There is a motion and second to close public comment. All are in favor. Motion carries.

**CONSIDERATION OF ORDINANCES**

- None

**ADJOURNMENT**

A motion to adjourn was made by Committeeman Lipani, seconded by Mr. Wagner. Motion carries unanimously.

7:45 pm meeting is adjourned.

*Submitted by Robyn Bittle-Abramo  
Recording Secretary*