



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 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)	July 03
February 06	July 10
February 13	August* – No Meetings
March 06	September 04
March 13	September 11
April 03	October 09*
April 10	October 16*
May 01	November 06
May 08	November 13
June 05	December 04
June 12	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	July 24
February 27	August* - NO meeting
March 27	September 25
April 24	October 23
May 22	November* - NO meeting
June 26	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 MEETING AGENDA

THURSDAY, MAY 08, 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)
_____ 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

CONSIDERATION OF RESOLUTIONS

PLANNING BOARD BUSINESS

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

CONSIDERATION OF ORDINANCES

APPLICATIONS – PUBLIC HEARING

- **Homestead Road, LLC – File 21-PB-25-MS/MSP(V)** – (TOD: 05-31-25 w/Ext.) - Block 200.10, Lots 32 & 33 – 203 Homestead Road and 189 Homestead Road. Applicant seeking preliminary and final major subdivision approval (determined a minor subdivision); preliminary and final major site plan approval; 'c' bulk variances; and waivers, to consolidate the two lots and then subdivide into two reconfigured lots; and demolish all existing structures to construct two warehouse/office buildings, with associated stormwater, parking, and site improvements, on Property in the TECD, Transitional Economic Development District. *Applicant, no longer seeking 'c' bulk variances. Last revised plans/reports/documents received 08-08-24.* (EC Review: 03-28-22)

PB Meeting Agenda Dates: 05-12-22; 07-07-22; 10-06-22 adjourned; 12-08-22; 01-12-23 – no testimony – for scheduling only; 03-02-23; 04-06-23 – canceled, rescheduled to 04-13-23; 04-13-23; 05-25-23; 06-22-23; 09-07-23; 09-14-23; 12-14-23; 01-11-24; 01-25-24; 03-07-24; 04-11-24; 07-11-24; 09-12-24; 11-07-24; 12-12-24; 02-13-25; 03-13-25; 04-03-25 (no testimony). All parties agreed the application would be continued from April 03, 2024 (no testimony) to May 08, 2025 without further notice.

Participating for the Applicant: Craig Gianetti, Esq. of Day Pitney, LLP; Gary Dean, PE of Dolan & Dean; Edward Kuc, Principal Ecologist of Eastern States Environmental Associates, Inc.; Christine Nazzaro-Cofone, PP, AICP of Cofone Consulting Group, LLC; David Robinson, LSRP of Synergy Environmental; Michael K. Ford, PE, PP, of Van Cleef Engineering Associates, LLC; and Applicant's Representatives: Glenn Stock, Eric Greif, and Kenneth Greif

Participating for the Objectors: Objector #1 - Michael Pisauro, Jr., Esq. of The Watershed Institute, Witness – Clay Emerson, PhD, PE, CMF of Princeton Hydro; Objector #2: Scott Gross, Member Representative of Local Citizens Against Traffic (LCAT), Witness - Kenneth J. Hausman, PE, Traffic Engineer; Objector #3: Brian Tarantino, Member Representative of Stop Warehouses and Trucks (SWAT), and Carlos Rodrigues, PP, FAICP of Design Solutions for a Crowded Planet, LLC; and Objector #4: John Lanahan; Objector #5: Lucy Sandler (Laurie Cleveland attending), Sourland Conservancy Board of Trustees, Advocacy Committee Chair

ADJOURNMENT

Next Meetings:

May 22, 2025 - 7:00 PM – Business Meeting

June 05, 2025 – 7:00 PM – Regular Meeting