Township of Hillsborough – PLANNING BOARD
Approved Public Meeting Minutes

April 3, 2025

Chairman Carl Suraci called the Planning Board Public Meeting of April 3, 2025, to order at 7:12 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
Absent -	Robert Wagner, Jr	*Absent* -	Angelo Vitale
Present -	Committeeman Shawn Lipani	Present -	Patricia Smith, *Secretary*
Absent -	Robert Peason, *Vice Chairman*	Present -	Surajit Deb (*Alt. #1*)
Present -	Carl Suraci, *Chairman*	Present -	Jason Smith *(Alt. #2)*
Present -	Jason Flagg		

Also in attendance: David Kois, PP, AICP, *Township Planning Director*; 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)*

Chairman Suraci states he would like to proceed out of order from the posted agenda.

APPLICATIONS – PUBLIC HEARING

- **Homestead Road, LLC – File 21-PB-25-MS/MSP(V)** – (TOD: 04-30-25 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)

    1. 7:13 pm start of hearing
    2. Criag Gianetti, attorney for the applicant introduces himself.
    3. **Objectors Michael Pisauro, John Lanahan, Scott Gross**, **Brian Tarantino** and **Laurie Cleveland** (on behalf of the Sourland Conservancy) introduce themselves.
    4. Mr. Bernstein explains only six members of the Board are eligible to participate in the hearing but two of those members are not present; he advised Mr. Gianetti's office and the Objectors accordingly as the absences became known. He explains why the application will not take place at next week's meeting, scheduling a new date and the need to extend the time of decision.

5. Mr. Bernstein suggests extending the TOD through June 30, 2025 and carrying the application to May 8, 2025 at 7:00 pm.
6. Mr. Gianetti requests May 30 or 31, 2025.
7. Mr. Gianetti reviews where they left off at the previous meeting stating the Objectors were instructed if they had any further rebuttal of the traffic rebuttal, their reports would be due 10 days prior to this evening's meeting. Since no reports were received, Mr. Gianetti requests the Objectors be foreclosed from utilizing this adjournment, through no fault of the applicant, to submit a report.
8. Mr. Bernstein and Board members concur.
9. Mr. Bernstein summarizes for clarification purposes and for the record what will be taking place at the next meeting.
10. Mr. Pisauro asks for clarification if the applicant will be calling any additional witnesses.
11. Mr. Gianetti confirms their rebuttal testimony is done but they will be responding to the review letters they received which they are still in the process of reviewing. He believes their position has been addressed in testimony on a majority of the issues raised. He states they will be highlighting this in their response but do not anticipate calling witnesses.
12. Mr. Pisauro states he has no intent to call Dr. Emerson back unless there are significant changes to plans as a result of the review letters.
13. Mr. Bernstein asks Mr. Gianetti when he anticipates his response will be submitted.
14. Mr. Gianetti anticipates within the next two weeks.
15. Mr. Bernstein states if he can provide the material by April 20th, it will be posted to Civic Clerk. He asks the Objectors to advise his office, with copy to Mr. Gianetti's office, 10 days prior to May 8th if they intend to call witnesses. He lays out the expected sequence of events at the next meeting.
16. Mr. Pisauro reviews the dates discussed and states availability issues should there be need for a second meeting.
17. There is a discussion regarding about the possible need for a second meeting and when it would take place.
18. Mr. Bernstein reminds there are not enough Board members for a motion so he asks all parties to agree on the record to the schedule plan.
19. Mr. Gianetti asks for a clarification announcement for the public and the record.
20. Mr. Bernstein states this application will be carried till Thursday, May 8, 2025 at 7:00 pm or soon there after the matter may be heard in this room without further notice, Time of Decision extended till May 31, 2025.
21. Mr. Bernstein states he received a signed document from the Mayor indicating an absent member he has reviewed the transcript from the March 13, 2025 meeting and will be eligible to participate when the meeting recommences in May.
22. 7:28 pm end of hearing

CONSIDERATION OF MEETING MINUTES

- None

CONSIDERATION OF RESOULTIONS

- **Somerset County Senior Wellness Center (Pavilion) – 25-PB-01-INF**
  Mr. Bernstein states the members eligible to vote in the matter.

A motion to approve is made by Mr. Deb, seconded by Mr. Radowitz. No comments.
Roll Call:

Yes -	Mr. Flagg	Yes -	Ms. Smith, Secretary
Yes -	Mr. Radowitz	Yes -	Chairman Suraci
Yes -	Mr. Deb *(Alt. #1)*		

Motion carries

- **TEEVEE, LLC – 23-PB-02-MSV**
  Mr. Bernstein states the members eligible to vote in the matter.

  A motion to approve is made by Mr. Deb, seconded by Mr. Radowitz. No comments.
  Roll Call:

Yes -	Mr. Flagg	Yes -	Ms. Smith, Secretary
Yes -	Mr. Radowitz	Yes -	Chairman Suraci
Yes -	Mr. Deb *(Alt. #1)*		

Motion carries

PLANNING BOARD BUSINESS
- None

CONSIDERATION OF ORDINANCES
- None

BUSINESS FROM THE FLOOR *(public comment for matters not on the agenda)*
Chairman Suraci opens to comments from the public. He reminds of the rules, comments only no questions (there will be an additional period for questions), no comments regarding warehousing direct or indirect*, and there is a five-minute limit per person. He asks that each person state their name and address for the record.
(*warehouse-related comments and questions should be expressed during the designated public hearing portion of the meeting)

Richard Underco – 921 Lewis St., Manville, Mayor of Manville
- Mr. Underco expresses his appreciation, from a neighboring boro, for what the members of the Board do and for the Township's display of American flags on the municipal complex property.

Chairman Suraci asks about the agendas for the remaining scheduled April meetings.

Mr. Kois states there is nothing for the April 10th meeting.

Mr. Bernstein states the April 26th agenda is yet to be determined with regard to possible master plan discussion.

Chairman Suraci calls for a motion to cancel the April 10, 2025 meeting.

Mayor Ciccarelli motions to cancel the April 10, 2025 meeting, seconded by Ms. Smith. There are no further comments.

Roll Call:

Yes -	Mr. Flagg	Yes -	Mr. Smith *(Alt. #2)*
Yes -	Mr. Radowitz	Yes -	Committeeman Lipani
Yes -	Ms. Smith, Secretary	Yes -	Mayor Ciccarelli
Yes -	Mr. Deb *(Alt. #1)*	Yes -	Chairman Suraci

Motion carries

ADJOURNMENT

A motion to adjourn was made by Committeeman Lipani, seconded by Ms. Smith. Motion carries unanimously.

7:33 pm meeting is adjourned.

Submitted by Robyn Bittle-Abramo
Recording Secretary