



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, JUNE 12, 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 Lombardozi, CSR, CCR, Board Court Reporter
_____ Alex Pallis, Township Videographer (Fuerza Strategy Group)
_____ Jennifer Beahm, PP, AICP, Township Affordable Housing Planning Consultant (Leon S. Avakian, Inc.)

CONSIDERATION OF MEETING MINUTES

- March 13, 2025

CONSIDERATION OF RESOLUTIONS

PLANNING BOARD BUSINESS

- Public Hearing: Adoption of (*Draft*) **Housing Plan Element and Fair Share Plan**
Presentation by: Jennifer Beahm, PP, AICP

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

CONSIDERATION OF ORDINANCES

APPLICATIONS – PUBLIC HEARING

- **303 Amwell Road (JM14 ABEEL LLC) - File 21-PB-17-MSP(V)** – (TOD: 12-31-25 w/Ext.) - Block 198, Lot 2.03 (*formerly Lot 2.B*) – 303 Amwell Road (*f/k/a as 301 Amwell Road*). *Revised Application 10-06-23:* Applicant seeking preliminary and final major site plan approval; ~~bulk variance~~, and design waivers, to construct an 85,348 80,000 square foot industrial building with revised associated stormwater management, parking, lighting and improvements, on Property located in the CDZ, Corporate Development Zone. *Adjourned from September 12, 2024 without further notice. Application adjourned from January 09, 2025 agenda without further notice. **APPLICANT PROVIDED AN EXTENSION OF TIME THROUGH DECEMBER 31, 2025 AND REQUESTED TO BE ADJOURNED TO A DATE TO BE DETERMINED BY THE BOARD, WITHOUT FURTHER NOTICE.***

Continued to next page

- **Somerset County Improvement Authority (Solar Array) - File 25-PB-09-INF** - Block 175, Lot 39.02 and Block 177, Lot 55 (f/k/a portion of Block 177, Lot 23.02; Block 175.18, Lot 39.04; Block 175, Lot 39.02; and Block 12, Lot 13) - Pleasant View Road (Hillsborough Township Tax Records) Referenced as: 131 Mountain View Road. Applicant seeking an Informal Review for the proposed ground mounted solar facility, approximately 23.989 acres, within Block 175, Lot 39.02, owned by the Somerset County Improvement Authority. The Facility will include an electrical connection on Block 177, Lot 55, owned by the Township of Hillsborough, with associated access and associated improvements, on Property located in the ED, Economic Development District.

In accordance with Section 188-76. (5)(b) of the Land Use and Development Ordinance regarding solar energy systems, the County is required to refer their plan to the Township Planning Board for review and recommendation pursuant to the terms of the Municipal Land Use Law (MLUL) at N.J.S.A.40:55D-31. The MLUL in turn states that the County shall refer the project to the planning board for review and recommendation and shall not act without such recommendation.

Participating for the Applicant: Gregory Asadurian, Esq. of Decotiis, Fitzpatrick, Cole & Giblin, LLP; Matthew Zwingraf, PE and Trevor Taylor, PE, CME, CFM of CME Associates; Gregg Micalizio, PMP, LSRP of RESN Environmental Consulting; Keith Peltzman of Independence Solar; Richard Schrack, Souvik Ghosh, and Nicholas Hufford of Advanced Solar Products; and Nancy D'Andrea, Executive Director of the Somerset County Improvement Authority, Applicant.

ADJOURNMENT

Next Meetings:

June 26, 2025 – Business Meeting

July 03, 2025 – Regular Meeting

July 10, 2025 – Regular Meeting