

Township of Hillsborough – PLANNING BOARD

Approved Public Meeting Minutes

March 13, 2025

Chairman Carl Suraci called the Planning Board Regular Public Meeting of March 13 2025, to order at approximately 7:09 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

Absent - Mayor John Ciccarelli	Absent - 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>	Present - Surajit Deb (<i>Alt. #1</i>)
Present - Carl Suraci, <i>Chairman</i>	Absent - Jason Smith (<i>Alt. #2</i>)
Absent - Jason Flagg	

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

- February 6, 2025 regular meeting minutes were reviewed.
Mr. Bernstein states members are eligible to vote on the matter.

A motion to approve as written was made by Mr. Deb, seconded by Mr. Vitale. No comments.

Roll Call:

Yes - Mr. Vitale	Yes - Vice Chairman Peason
Yes - Mr. Deb (<i>Alt. #1</i>)	Yes - Chairman Suraci
Yes - Ms. Smith, <i>Secretary</i>	
Motion carries	

CONSIDERATION OF RESOLUTIONS

- Hillsborough 206 Holding, LLC – File 18-PB-07-MSPV (2024 Amended Site Plan)
Mr. Bernstein states all members are eligible to vote on the matter.

There is a motion to approve by Mr. Deb, seconded by Mr. Wagner.

Roll Call:

Yes - Mr. Vitale	Yes - Ms. Smith, <i>Secretary</i>
Yes - Mr. Wagner	Yes - Committeeman Lipani

Yes - Mr. Deb (Alt. #1)

Yes - Vice Chairman Peason

Yes - Chairman Suraci

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)

None

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. Mr. Bernstein states he has a Certification by Absent Board Member Examination of Record Eligibility to Vote for Mr. Peason for the February 13, 2025, meeting therefore he is eligible to vote.
 3. Mr. Bernstein states Mr. Deb and Mr. Vitale are not eligible to participate or vote in this evening’s hearing but are welcome to remain on the dais. He explains there is a bare quorum for the meeting.
 4. **Craig Gianetti**, attorney for applicant, introduces himself.
 5. Objectors introduce themselves; **Mik Pisauro, Scott Gross, Brian Tarrantino, John Lanahan, and Lori Cleveland**
 6. Mr. Bernstein and Mr. Gianetti mark the next round of evidence: **Exhibit A-14** – the Dolan and Dean Traffic Study dated December 22, 2021, along with the supplemental Dolan & Dean letter dated May 9, 2023; **Exhibit A-15** - the Easter States at Cook EIS letter dated May 29, 2023; **Exhibit A-16** – the two 2024 EIS supplements; **Exhibits A-17, A-18 and A-19**

- the Cafone Planning Memos, specifically A-17 the September 26, 2022 memo, A-18 the November 16, 2022, and A-19 the August 17, 2023; **Exhibit A-20** – the community impact statement dated March 24, 2024; **Exhibit A-21** – M&H Architect dated May 9, 2023, letter responding to the Board engineer's letter; **Exhibit A-22** - M&H Architect letter dated May 9, 2023, responding to the Board planner; **Exhibit A-23** - Van Cleef letter dated May 11, 2023; **Exhibit A-24** - Van Cleef letter dated June 5, 2024; **Exhibit A-25** - Van Cleef letter dated August 8, 2024.
7. Mr. Bernstein summarizes where the previous hearing left off.
 8. Mr. Tarantino asks to present the citizens petition, sponsored by SWAT, as an expression of the community opposition to the application.
 9. Mr. Gianetti objects to the presentation of the petition siting Land Use Law standard practices.
 10. Mr. Bernstein advises the Board as to a more appropriate time for Mr. Tarantino to present this petition, specifically during the closing arguments.
 11. Mr. Gianetti states he has no issue with it being presented at closing.
 12. Mr. Gross has no questions for Mr. Ford.
 13. Mr. Tarantino states he does have questions for Mr. Ford.
 14. **Michael Ford** is sworn in and states his educational and professional background.
 15. Mr. Tarantino asks questions pertaining to the removal of the second row of trailer parking behind building number two, information required by Hillsborough Ordinance 18875-C4,
 16. Mr. Gianetti objects to Mr. Tarantino giving commentary and to his line of question.
 17. Mr. Tarantino has no further questions.
 18. There are no questions for Mr. Ford from the other Objectors, Board members, Mr. Mayhew or Mr. Kois
 19. There is a motion and second to open to public questions for this witness. All are in favor, none opposed. Motion carries.
 20. **Rich Garmon**, 53 Winding Way, states he is not affiliated with any of the Objectors. Mr. Garmon asks questions pertaining to how the fourth retention basin will work, if there will be an outflow pipe into the stream and the reason for the fourth basin. He also asks where in the stream the main retention basin's outflow pipe exits and how the pressure is controlled.
 21. Meryl Bisberg, 4 Hickory Hill Rd, states she is not affiliated with any of the Objectors. She asks a question pertaining to a previous testimony about whether this warehouse will not be a parcel delivery hub.
 22. Mr. Gianetti objects to this question.
 23. Ms. Bisberg asks he determined the specifications for trailer parking.
 24. Mr. Gianetti objects to this question.
 25. **David Brook**, Winding Way, asks questions pertaining to Mr. Ford's history with the proposed application, the easements as they appear on drawings, notes made on drawings, and the retaining wall.
 26. Mr. Brook asks questions about the CSX Public Project manual.
 27. Mr. Gianetti objects to the questions as the document is not in evidence.
 28. Mr. Brook asks if Mr. Ford is aware of an email he received from the engineering company representing CSX.
 29. Mr. Gianetti objects based on relevancy.
 30. There is a discussion about asking questions pertaining to emails not on the record.
 31. Mr. Brook asks questions pertaining to Ordinance 18875-C1.
 32. There are no further questions from the public.

33. 8:25 pm Chairman Suraci calls for a 10-minute recess.
34. Chairman Suraci calls the meeting back into session.
35. Mr. Gianetti calls their traffic engineer for rebuttal.
36. **Gary Dean** is sworn in and states there are no changes to his credentials.
37. Mr. Gianetti asks if he had an opportunity since the last meeting to read or hear the testimony of the Objectors' traffic engineer.
38. Mr. Dean confirms he has, and his office submitted a rebuttal letter to the Board dated February 28, 2025.
39. This letter is submitted into evidence as Exhibit A-26.
40. Mr. Dean discusses thoughts on the Objector's traffic engineer's testimony.
41. Mr. Gianetti submits Exhibit A-27 and asks Mr. Dean to discuss.
42. Mr. Dean explains the warehouse categories and the statistical analysis.
43. Mr. Gianetti asks him to discuss the real estate status of a warehouse in Clinton as it was brought up in a previous meeting.
44. Mr. Gross asks Mr. Dean if, with the letter he submitted to the Planning Board dated February 28, 2025, he included a revision to his original traffic accounts of local warehouses in NJ and Easter PA that now includes a number of truck docks and did he compared the number of truck trips to loading docks.
45. Mr. Dean confirms.
46. Mr. Gross asks questions from Exhibit A-26 pertaining to correlation between loading docks and morning and afternoon truck trips.
47. Mr. Tarantino asks questions pertaining to truck trip estimates, and the statistical significance.
48. No other Objectors have questions.
49. Mr. Mayhew asks questions about to the evening peak hour chart.
50. Mr. Gianetti objects to the fact the Board engineer prepared exhibits to cross-examine the witness but has not yet provided the review letter his office requested.
51. Mr. Mayhew explains the exhibit has data pulled from Mr. Dean's exhibit of the field study on their warehouses.
52. Mr. Mayhew asks if he has done traffic studies in Pennsylvania and pass out a PENNDOT policy and procedures guideline for trying to identify a land use category.
53. Mr. Gianetti instructs Mr. Dean not to answer questions relating to this and argues he is being presented documents for the first time.
54. Mr. Bernstein instructs Mr. Mayhew to ask the questions without the PENNDOT documents.
55. Mr. Kois has not questions for the witness.
56. Committeeman Lipani asks if looking at *total* traffic on a daily basis would be more impactful than looking at a one-hour segment of traffic time and if the type of tenant could generate more or less traffic.
57. Mr. Wagner asks if the hours of operation would make a difference in traffic.
58. Chairman Suraci opens to public question.
59. **Inas River**, 24 Tally Ho Trail, states she is not represented by any of the Objectors. She asks for clarification as to if he studied 10 warehouses in NJ that have the same square footage as the proposed and how were those warehouses chosen and asks how the public can be sure the applicant will honor the agreement to not allow certain types of warehouse.
60. Mr. Gianetti explains that the type of warehouse will be a condition of approval.
61. **Ankit Cha**, 3 Deer Run, states he is not represented by any of the Objectors. He asks what percentage of capacity the warehouses were at when the actuals were collected. He also

asks questions pertaining to the methodology used and the duration to which data was extrapolated.

62. **Rich Garmin**, 53 Winding Way, states he is not represented by any of the Objectors. He asks if ITE is a governing body, questions Mr. Dean's expertise in the area of traffic and asks questions pertaining to the correlation between building square footage and loading docks.
63. **Nia Tisha**, 3 Deer Run, asks about the frequency of data collection and which days it was collected on.
64. **Bill Martin**, 237 Hillsborough Rd, he asks for clarification as to why this cannot be a sort facility and if he is aware fulfillment centers can use shuttle buses.
65. **Jo O'Connell**, White Meadow Rd, asks if it is possible the definition of what a warehouse is has changed over the past several years; could the peak times have different impact depending on the neighborhood.
66. **Meryl Bisberg**, 4 Hickory Hill Rd, states she is not associated with SWAT and asks how many of the sites he measured had trailer parking where the trailers were used for trans-shipping.
67. **Craig Berlin** states he is not represented by SWAT and asks where in the report is the reflection that the warehouse entrance and exit feeds into a one lane road as opposed to a road with many lanes across. He asks if there is any consideration given to the fact existing traffic going west to east will have to wait for trucks to gain speed.
68. **Chris Melick**, 30 Anka Dr, states his is not affiliated with any of the Objectors. He asks what infrastructure in Hillsborough was analyzed and if specifically if Auten Road and Amwell Road were analyzed.
69. Chairman Suraci states they have reached the time limit.
70. There is a discussion as to if Mr. Dean should return or continue on this evening so as to allow additional questions from the public.
71. Chairman Suraci states Mr. Dean will return on April 3, 2025
72. There is a motion by Committeeman Lipani to carry the application to April 3, 2025, seconded by Mr. Wagner.

Roll Call:

Yes - Mr. Wagner

Yes - Ms. Smith, Secretary

Yes - Committeeman Lipani

Yes - Vice Chairman Peason

Yes - Chairman Suraci

Motion carries

73. Mr. Gianetti asks if the Objects will be presenting witnesses again that they have whatever they will be testifying to submitted by the next meeting so as he may have the option to review and argue the right to testify.
74. Mr. Bernstein reminds the Objectors that reports will need to be in 10-days prior to the meeting.
75. **10:27 PM]** End of hearing.

Mr. Bernstein reminds the Board Judge Mennan has remanded the Harvard Way application, JMJ4 LLC, back to them for a re-review of the resolution the Board adopted in 2022. He states he would like the Board to agree to schedule, minimally, May 1 and 22, 2025 for hearings.

There is a motion to schedule Harvard Way application, JMJ4 LLC to May 1 and 22, 2025 by Committeeman Lipani, seconded by Secretary Smith.

Roll Call:

Yes - Mr. Wagner

Yes - Ms. Smith, Secretary

Yes - Committeeman Lipani

Yes - Vice Chairman Peason

Yes - Chairman Suraci

Motion carries

Chairman Suraci calls for a motion to cancel the March 27, 2025 business meeting.

Vice Chairman Peason motions to cancel March 27, 2025 meeting, seconded by Mr. Wagner.
All are in favor, none opposed. Motion carries.

ADJOURNMENT

A motion to adjourn was made by Mr. Deb, seconded by Mr. Vitale. Motion carries unanimously.
10:31 pm meeting is adjourned.

*Submitted by Robyn Bittle-Abramo
Recording Secretary*