



# Township of Hillsborough

## PLANNING & ZONING DEPARTMENT

PETER J. BIONDI MUNICIPAL BUILDING  
379 SOUTH BRANCH ROAD  
HILLSBOROUGH, NJ 08844  
[www.hillsboroughnj.gov](http://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)  
February 06  
February 13  
March 06  
March 13  
April 03  
April 10  
May 01  
May 08  
June 05  
June 12

July 03  
July 10  
August\* – No Meetings  
September 04  
September 11  
October 09\*  
October 16\*  
November 06  
November 13  
December 04  
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  
February 27  
March 27  
April 24  
May 22  
June 26

July 24  
August\* - NO meeting  
September 25  
October 23  
November\* - NO meeting  
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  
PUBLIC MEETING AGENDA  
THURSDAY, NOVEMBER 06, 2025 – 7:00 PM  
MUNICIPAL COURTROOM**

**THIS MEETING HAS BEEN CANCELED**

**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           | _____ <b>Patricia Smith, Secretary</b> |
| _____ <b>Robert Peason, Vice Chairman</b> | _____ Surajit Deb (Alt. #1)            |
| _____ <b>Carl Suraci, Chairman</b>        | _____ 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)

**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**

- **Harvard Way JMJ4, LLC (Redcom) – File 21-PB-09-MSPV (Remand)** – Block 58, Lot 1.09 – Route 206 – 3 Harvard Way. As per the Ruling of the Honorable Judge William G. Mennen, J.S.C., dated February 4, 2025 for the Superior Court of New Jersey, the Court hereby remands limited provisions of this matter back to the Hillsborough Township Planning Board in accordance with the Court's opinion, dated February 4, 2025.

On October 13, 2022, the Planning Board denied the application for Preliminary and Final Major Site Plan approval, 'c' bulk variances, and waivers, to construct a 107,366 square foot warehouse and associated improvements, at the terminus of Harvard Way, Resolution dated November 10, 2022, for Property located in the I-3, Light Industrial Zone. **APPLICATION ADJOURNED TO DECEMBER 04, 2025 WITHOUT FURTHER NOTICE, AS AGREED TO BY ALL PARTIES.**

**ADJOURNMENT**

**THIS MEETING HAS BEEN CANCELED**

**Next Meeting: November 13, 2025 – 7:00 p.m.**