



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)
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



Township of Hillsborough

PLANNING & ZONING DEPARTMENT

PETER J. BIONDI MUNICIPAL BUILDING
379 SOUTH BRANCH ROAD
HILLSBOROUGH, NJ 08844
www.hillsboroughnj.gov
(908) 369-4313

TOWNSHIP OF HILLSBOROUGH PLANNING BOARD

DRAFT PUBLIC MEETING AGENDA

THURSDAY, NOVEMBER 13, 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 Official
_____ 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

- July 24, 2025
- September 04, 2025
- September 11, 2025

CONSIDERATION OF RESOLUTIONS

- SPG Hillsborough LLC - File 25-PB-02-MSP
- HMG Fuel LLC - File 24-PB-03-MSPV

PLANNING BOARD BUSINESS

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

CONSIDERATION OF ORDINANCES

APPLICATIONS – PUBLIC HEARING

- **Estate of Harriet E. Durling (STRNATKO) - File 25-PB-03-SV** (TOD: 01-07-26) - Block 203.23, Lot 52 - (formerly known as Block 203, Lot 17) Willow Road. Applicants seeking Minor Subdivision Approval; 'c' bulk variance; and waivers, to subdivide two acres from an approximate 44.667 acre farm parcel, to separate the 2-acre residential exception area from the preserved farm area, with the intent to reside on a future single-family dwelling to be located on Proposed Lot 52.02 (exception area), on Property located in the AG, Agricultural Zoning District.

Continued to next page

Participating for the Applicant: Ryan Kennedy, Esq. of Stevens & Lee; Michael K. Ford, PE, PP of Van Cleaf Engineering Associates, Inc.; Paul Gleitz, PP, AICP of Latini & Gleitz Planning; and Betty (Durling) and Paul Strnatko, Applicants

ADJOURNMENT

**Next Meeting:
December 04, 2025 - 7:00 p.m.**