Township of Hillsborough – PLANNING BOARD
Approved Public Meeting Minutes

July 24 2025

Chairman Carl Suraci called the Planning Board Regular Public Meeting of July 24 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	Present -	Angelo Vitale
Present -	Committeeman Shawn Lipani	*Absent* -	Patricia Smith, *Secretary*
Present -	Robert Peason, *Vice Chairman*	Present -	Surajit Deb (*Alt. #1*)
Present -	Carl Suraci, *Chairman*	Present -	Jason Smith *(Alt. #2)*
Present -	Jason Flagg		

Also in attendance: Marcella McLaughlin, *Assistant Director / 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 Lombardozzi, CSR, CCR, *Board Court Reporter.;* Alex Pallis, *Township Videographer (Fuerza Strategy Group)*

CONSIDERATION OF MEETING MINUTES

- **June 12, 2025,** regular meeting minutes were reviewed.

  Mr. Bernstein lists the members eligible to vote.

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

  Roll Call:

Yes -	Mr. Flagg	Yes -	Mr. Deb *(Alt. #1)*
Yes -	Mr. Smith *(Alt. #2)*	Yes -	Committeeman Lipani
Yes -	Mr. Vitale	Yes -	Vice Chairman Peason
Yes -	Mr. Radowitz		

  Motion carries

CONSIDERATION OF RESOLUTIONS
- **None**

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)

Maria Janucik – 720 East Frech Ave., Manville (residence) / 2155 Camplain Road, Hillsborough (property owner)

- Ms. Janucik expresses concern that many applications do not show environmental concerns. She reads township ordinance 2023-02 into the record and asks about how potential or current property owners are notified their property is in a flood hazard area.

Mr. Bernstein states this Board does not notify property owners.

Mr. Ciccarelli states this is not something the Board can answer and suggests an answer could be found by consulting a local attorney to discuss how potential buyers research a property.

APPLICATIONS – PUBLIC HEARING
- **Kani International Inc. – File 24-PB-04-SPV** – **(TOD 07-31-25)** – Block 200.02, Lot 11 (formerly Block 200.B, Lot 29.B) – 259 Homestead Road. Applicant seeking Minor Site Plan approval; 'c' bulk variances and waivers for approval of outdoor storage as an accessory to the permitted principal use, at the existing facility on Property located in the LI, Light Industrial District.

  Participating: Matthew R. Flynn, Esq. of Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A.; Michael K. Ford, PE of Van Cleef Engineering Associates; Kenneth Quabeck, AIA of Quabeck Architecture, LLC; and Senthil Ramasamy, Applicant Representative.)

  1. 7:21 pm – start of hearing
  2. **Matthew Flynn** introduces himself and summarizes the application. He provides an update that they are in receipt of Mr. Kois' report dated July 21, 2025 and Mr. Mayhew's dated April 18, 2025. He explains the variance they are seeking at this meeting is for a pre-existing, non-conforming condition.
  3. **Michael Ford,** project engineer, is sworn in, provides his educational and professional background.

4. Mr. Ford reviews the existing conditions on the site and discusses what is being proposed which includes but is not limited to clean-up of the site, removal of debris, outdoor storage, and parking issues.
5. Mr. Ford next reviews the Pennoni report stating there are no storm water management requirements effective for this project as there is no new impervious space but rather a slight decrease in impervious coverage. He states they agree to address the five landscaping comments. And with regard to soil erosion and sediment control he explains they do not need outside agency approval as the project does not trigger local regulations. He states they will add the suggestions to add notes to the plan regarding the Township's requirements under section 188-52.
6. Mr. Flynn states the notes are available on Civic Clerk and asks him to confirm there are exemption letters from DRCC and the Somerset County Planning Board.
7. Mr. Ford states it was not applicable, so they did not submit applications for exemptions.
8. Mr. Flynn asks him to discuss the lot area variance which is technically required.
9. Mr. Ford states he argues the existing nonconformity can be approved by the Board without any adverse impact.
10. Mr. Flynn asks if the dimensions of the property are being changed.
11. Mr. Ford confirms they are not.
12. Mr. Flynn, Mr. Mayhew and Ms. Ball have no further questions for Mr. Ford.
13. Mr. Deb asks if the parking spaces will comply with the ADA standards.
14. Mr. Ford states there is one designated handicap space, and it complies with ADA standards.
15. Ms. McLaughlin asks on behalf of Chief Whittaker, if the drive-isle in the rear is a minimum of 20 feet.
16. Mr. Ford confirms.
17. Committeeman Lipani asks how the lot drains with regard to melting of the snow piles left from snow removal and if there are drains in the parking lot.
18. Mr. Ford explains the parking space area drains toward the front of the property where there is a swale and drainage improvements.
19. Vice Chairman Peason asks if screening will be added on the side road.
20. Mr. Ford confirms.
21. There are no further questions from the Board.
22. There is a motion and second to open to public questions. All are in favor. Motion carries.
23. There are none.
24. There is a motion and second to close to public questions. All are in favor. Motion carries.
25. Vice Chairman Peason motion to approve, seconded by Mr. Deb.
    Mayor Ciccarelli thanks them for improving the lot.

    Roll Call:

Yes -	Mr. Vital	Yes -	Committeeman Lipani
Yes -	Mr. Flagg	Yes -	Mayor Ciccarelli
Yes -	Mr. Radowitz	Yes -	Vice Chairman Peason
Yes -	Mr. Debb *(Alt. #1)*	Yes -	Chairman Suraci
Yes -	Mr. Smith *(Alt. #2)*		

26. Motion carries
27. 7:38 pm – end of hearing

- **M&M Realty Partners at Hillsborough LLC - File 21-PB-16-MSV**– (TOD 10-10-25) – Block 182, Lot 11.01 (formerly part of Block 182, Lots 10, 11, 12, 45 and 46) – 75 Hamilton Road. Applicant seeking Amended Preliminary and Final Major Subdivision approval to add ten single-family dwelling lots back into the subdivision plan, now that the ten lots have been made part of the sanitary sewer service area, resulting in 198 total lots, of which 196 single-family dwellings and associated improvements will be constructed, on Property located in the R8A, Residential District.

  As per Planning Board Resolution 21-PB-16-MSV, dated January 13, 2023, Applicant previously granted Preliminary and Final Major Subdivision approval; 'c' bulk variances, and waivers, to subdivide approximately 209.59 acres of the former Glen-Gery Quarry into up to 188 residential units/lots, subject to NJDEP approval; and two open space lots, with associated roads, stormwater, lighting, and improvements. Should the Applicant receive a sanitary sewer area amendment for the 10 additional lots that are currently outside of the sewer service area, the Applicant shall come back to the Board for potential approval of the 10 lots currently sought, subject to all applicable State and agency approvals, on Property known as Block 182, Lot 11.01 on the Hillsborough Township Tax Maps, located at 95 Hamilton Road, in the R8A, Residential District, with conditions.

  Participating: Douglas Wolfson, Esq. and Irina B. Elgart, Esq. of The Weingarten Law Firm, LLC; Ronald Aulenbach, PE, Director of Engineering, Planning & Development for Edgewood Properties, Developer Representative; Craig Hermann, PE of Paulus, Sokolowski & Sarto, LLC; and Justin Auciello, PP of The Cofone Consulting Group.

  1. 7:39 start of hearing
  2. **Irina Elgart**, attorney for applicant, introduces herself and summarizes the application.
  3. Ms. Elgart states they will be complying with all of Mr. Kois' comments, except one on page two, stated in his memo dated July 16, 2025. The comment on page two is a correction which needs to be made - adjusting 195 lots to 196. They will also be complying with all the Fire Marshal's comments dated July 7, 2025. She states they will be primarily complying with Mr. Mayhew's letter but would like to discuss a few items first.
  4. **Ron Aulenbach,** applicant's director of planning & engineering, is sworn in.
  5. Ms. Elgart marks and submitted evidence; A-1 colorized version of the site plan, which was previously submitted as C-5 overall subdivision plan, C-6 subdivision plan A, C-7 subdivision plan, and C-11 subdivision plan F. She states the plan was prepared by Paulus, Sokolowski & Sarto (PS&S).
  6. **Craig Herman** is sworn in and states his educational and professional background.
  7. Chairman Suraci states the witness is accepted.
  8. Ms. Elgart states he is reviewing Exhibit A-1 which was previously submitted as C-5 dated July 1, 2025.
  9. Mr. Herman states Exhibit A-2 is previously C-6, Exhibit A-3 is previously C-07, and Exhibit A-4 is previously C-11.
  10. Mr. Herman begins summarizing their current proposal, focusing on the changes since the prior application.
  11. Committeeman Lipani asks for clarification on the small wetland area along Lot 49.
  12. Mr. Herman confirms the area will remain undisturbed and will have signage to prevent encroachment.

13. Ms. Elgart next reviews Mr. Mayhew's letter dated July 22, 2025 stating on page two, comment two, they will comply; comment three they will comply by either using a geo-grid wall or designing a wall that doesn't need it.
14. Mr. Mayhew expresses concern about building the geo-wall before the house and requests a note warning about the required set-back from the wall.
15. Ms. Elgart continues stating they will comply with comments four, five and six.
16. Mr. Mayhew asks for PDF copies of the LOI and FHA plans to be submitted. He also asks for a PDF and paper copy of the flood hazard area permits.
17. Ms. Elgart moves on to page three stormwater management comments. She states they will comply with comment one and in comment two - the waiver has already been granted.
18. Mr. Mayhew asks if they are proposing a 10-inch pipe in any of the 10 lots.
19. Mr. Herman states yes, it is as it appears on the plan.
20. Mr. Mayhew defers the decision to the Board but states his office's preference is a minimum 12-inch pipe.
21. Mr. Herman states it will not be a problem as long as they can make it work vertically.
22. Mr. Mayhew and Mr. Herman discuss acceptable wording to this condition.
23. Ms. Elgart asks for clarification on right-of-way and a utilities easement.
24. There is a discussion about comment three, roof drain leaders.
25. Ms. Elgart states they will comply with comments four and six. Comment five they will clarify and revise sheet C54 and also clarify and revise comment seven.
26. Mr. Mayhew asks for clarification on what they were using for impervious cover for each lot when doing stormwater management calculations.
27. Ms. Elgart states since they only recently received comments eight, nine and ten but will review, will try to provide and comply but cannot yet confirm. She asks to make it pursuant to resolution compliance.
28. Mr. Mayhew suggests separating those three comments.
29. Mr. Herman states yes, they can comply with comment nine.
30. Mr. Mayhew suggests the Board require the applicant to meet the recharge criteria for basin one and six. He asks them to resubmit a full-sized copy and PDF of the test-pit data to the Township office and provide the actual infiltration rates that were achieved.
31. Ms. Elgart states she believes with regard to comments eight and ten that they are grandfathered in.
32. Mr. Mayhew discusses the concept of what applications are grandfathered before the DEP 2023 regulations went into effect in July 2023. He states it is his office's opinion that this amendment to the plan would be required to meet the new regulations.
33. There is a discussion about how to recharge and if they will be able to meet the criteria.
34. Mr. Mayhew summarizes a phone conversation he had with Township Engineer, Tom Bellinger explaining he asked that the Board remind the applicant there is a stormwater management maintenance fund which can be contributed to.
35. Ms. Elgart acknowledges it was noted by the applicant.
36. Mr. Mayhew has no further comments.
37. Ms. Ball states they concur with Mr. Mayhew and rests their case.
38. Mr. Bernstein asks Ms. Elgart to confirm that the applicant has committed no more than 196 homes in this application.
39. Ms. Elgart confirms.
40. Mr. Bernstein asks for confirmation that there will be no further applications for any further homes in this phase of the application.

41. Ms. Elgart confirms this is correct for this phase but states she cannot commit to the application as a whole.
42. Mr. Bernstein, Ms. Elgart and Mr. Herman discuss with the purpose of clarification the total number of lots on the application and the number eligible for residential units.
43. Mr. Bernstein states for the purpose of the record the number of residential lots to be built in this phase is 196 and the applicant is not going to come back for any more in this phase of the application.
44. Ms. Elgart states they do not anticipate coming back for any more.
45. Mr. Bernstein states he will let the record and the resolution stand for themselves.
46. Committeeman Lipani asks to revisit lot 55 asking how to address a usable home being built on this lot.
47. Ms. Elgart calls Ron Aulenbach back to address the question.
48. Mr. Aulenbach explains the lots are 50 x 50 and due to the shape of this lot it will need to be a 40-foot-deep house, maximum.
49. Mr. Radowitz expresses concern over the property line move for lots 49 and 50.
50. There is a discussion about the wetland and the buffer for these lots.
51. Mr. Mayhew asks if they would provide 10 feet of usable side yard up to the wall.
52. Mr. Aulenbach confirms.
53. Mr. Mayhew suggests a deed restriction for lots 49, 50 and 55.
54. Mr. Herman offers to add additional signage posting the deed restriction information along the post-and-rail fencing so as not to solely rely on a deed restriction.
55. There is a motion and second to open to public question for Mr. Aulenbach's testimony. All are in favor, none opposed. Motion carries.
56. **Maria Janucik**, 720 East French Ave., Manville (residence) / 2155 Camplain Road, Hillsborough (property owner), asks for clarification as to who prepared the plans.
57. There are no further questions from the public for this witness.
58. Chairman Suraci opens the floor to questions on Mr. Herman's testimony.
59. Ms. Janucik asks if the plans presented today were different from those presented originally.
60. Mr. Herman states there were no plans added and the only changes were what he testified to.
61. Ms. Janucik asks for clarification on the conversation regarding the 10 lots, were any removed and how was the area they were in deemed acceptable.
62. Mr. Herman explains none were removed, the application always had 198 lots but 10 lots were in non-sanitary sewer service area. Once the water quality plan amendment was added the ten lots were deemed acceptable again. He explains what the water quality plan is and what is involved.
63. Ms. Janucik asks why they wanted to use a 10-inch pipe.
64. Ms. Herman explains how they came to the decision of a 10-inch pipe and that they will provide a 12-inch pipe as Mr. Mayhew requested.
65. Ms. Janucik asks for clarification on roof leaders, the context of the comments being complied with and what is the allowed impervious coverage.
66. Ms. Elgart reads the comments into the record.
67. Ms. Janucik asks for a better understanding of the soils and infiltration.
68. There are no further questions from the public.
69. There is a motion and second to close to public questions. All are in favor, none opposed. Motion carries.
70. Ms. Elgart thanks the Board for their time and requests an approval for their application.

71. Mayor Ciccarelli motions to approve the application with the conditions as discussed, seconded by Committeeman Lipani.

Roll Call:

Yes -	Mr. Vitale	Yes -	Mr. Smith *(Alt. #2)*
Yes -	Mr. Flagg	Yes -	Committeeman Lipani
Yes -	Mr. Radowitz	Yes -	Mayor Ciccarelli
Yes -	Mr. Deb *(Alt. #1)*	Yes -	Vice Chairman Peason
		Yes -	Chairman Suraci

Motion carries

72. 9:02 pm – end of hearing

Chairman Suraci reminds there are no meetings for the month of August

ADJOURNMENT

A motion to adjourn was made by Mr. Vitale, seconded by Committeeman Lipani. Motion carries unanimously.
9:03 pm meeting is adjourned.

Submitted by Robyn Bittle-Abramo
Recording Secretary