Township of Hillsborough – PLANNING BOARD
Approved Public Meeting Minutes

September 11, 2025

Chairman Carl Suraci called the Planning Board Regular Public Meeting of September 11 2025, to order at 7:07 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

Arrived 8:03pm	Mayor John Ciccarelli	Present -	Bruce Radowitz
Present -	Robert Wagner, Jr	Present -	Angelo Vitale
Arrived 8:03pm	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: 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)*

Chairman Suraci states Mayor Ciccarelli and Committeeman Lipani are currently attending a September 11th Memorial Service at Hillsborough Fire Company No. Three. He calls for a moment of silence in remembrance of those who lost their lives 24 years ago.

CONSIDERATION OF MEETING MINUTES

- **None**

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)

None

APPLICATIONS – PUBLIC HEARING

- **Green Care Farms, LLC - File 24-PB-09-MSV** - (TOD: 09-30-25 w/Ext.) - Block 204, Lot 45.01 - 241 Woods Road. Applicant seeking Preliminary and Final Major Subdivision approval; 'c' bulk variances; and waivers, to subdivide 12.28 acres into five single-family dwelling lots, with associated stormwater and improvements, on Property located in the RA, Residential/Agricultural Zone. (EC Review: 05-19-25)
  APPLICANT TO PROVIDE AN EXTENSION AND IS REQUESTING TO BE ADJOURNED TO A DATE TO BE DETERMINED BY THE BOARD, WITHOUT FURTHER NOTICE.

  Participating: Michael O'Grodnick, Esq. of Savo, Schalk, Corsini, Gillespie, O'Grodnick & Fisher, P.A.

  1. 7:11 pm start of hearing.
  2. **Michael O'Grodnick** introduced himself.
  3. Mr. O'Grodnick states after reviewing the agenda they felt there would not be enough time to present a subdivision application. He requests an adjournment without additional notice and states they have executed and submitted a Time of Decision through the end of 2025.
  4. Mr. Kois offers October 9, 2025 as a rescheduling date.
  5. Mr. O'Grodnick agrees.
  6. **Motion**: Mr. Deb motions to adjourn the application to October 9, 2025 with a TOD extended to the end of 2025 and without further notice, seconded by Mr. Wagner.

     Roll Call:

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

     Motion carries
  7. 7:12 pm end of hearing.

- **SPG Hillsborough, LLC - File 25-PB-02-MSPV (Ref: 19-PB-18-MSP)** - (TOD: 09-12-25) - Block 143, Lot 12.01 - 315 Roycefield Road. Applicant seeking Amended Preliminary and Final Major Site Plan approval; 'c' bulk variance; and waivers, to add an additional 34 parking spaces to the existing 71 parking spaces currently on-site, to consist of striping only to the existing asphalt located to the rear of the building along the drive aisle, on Property located in the I-2, Light Industrial Zone.

Participating: Donna M. Jennings, Esq. of Wilentz, Goldman & Spitzer, P.A.; George H. Folk, PE of David A. Stires Associates, LLC; and Gil Adoni, Applicant Representative

1. 7:12 pm start of hearing.
2. **Luke Policastro**, attorney for the applicant, introduces himself and gives a brief summary of the application. He states the applicant will be replying on the testimony of his engineer, George Folk Mr. Policastro states for the record applicant acknowledges receipt of the following review letters: fire marshal letter dated July 22, 2025, Board planners letter dated September 5, 2025, and the Board engineer letter dated September 8, 2025.
3. Mr. Policastro distributes evidence packets to the Board members.
4. **George Folk** is sworn in and (off mic) states his educational and professional background.
5. Mr. Policastro presents Exhibit A-1. Mr. Folk describes it as the cover sheet to the submitted site plan, an overall key map of the project site and includes zoning data, current users, parking info, and a list of ad joiners.
6. Mr. Policastro presents Exhibit A-2. Mr. Folk describes it as an existing site conditions map which he, his office and their surveyor Gary Marmo, authored. He states it depicts the existing site conditions, topography and physical features present on site.
7. Mr. Folk discusses the existing conditions of the property including but not limited to 71 parking spaces, and access on Royce Field Road
8. Mr. Policastro presents Exhibit A-3 which he states depicts the applicant's proposal on the site plan.
9. Mr. Folk discusses the parking plan which includes but is not limited to no new impervious coverage, no improvements aside from the painted stripe on existing blacktop. He states on the south and west side of the building they will be installing two handicap spaces and 34 regular spaces. He discusses the size of the parking spaces and maneuverability of trucks in the parking lot.
10. Mr. Folk states they have received approval from Somerset County Planning Board and the D&R Canal Commission has given them a letter of exemption.
11. Mr. Mayhew discusses their review letter dated September 8, 2025. He states that they have no exception to the parking space dimensions mentioned on page two if the Board would like to grant a waiver. He states that they requested a firetruck turning plan and are in receipt of a "turning template plan" from the applicant's engineer dated September 10, 2025. He states it appears a fire truck will be able to maneuver in the area. Mr. Mayhew states they also requested a truck turn analysis for the largest delivery truck be provided. He states if they are going to condition an approval they would like to see the k-turn on the plan.
12. Mr. Policastro agrees.
13. Mr. Mayhew continues asking if spot approvals can be done as a condition of approval, documenting ADA compliance and if approved an updated parking chart would be provided.
14. Mr. Policastro agrees.
15. Mr. Mayhew discusses comment number six regarding buffers along street lines to help mitigate the view of loading areas.
16. Mr. Kois discusses a conversation he had with the engineer regarding determining the exact formula that was used. As a result of the conversation he states they are in agreement with Mr. Folk in terms of the number of spaces required but asks as a potential condition of approval that the formula is included in the plans. Mr. Kois asks that anti-idling signs be clearly posted on the site to protect the property owner in the future.

17. Chairman Suraci asks if there is access to enter the units from the side and rear of the building near where the handicap spaces will be.
18. Mr. Folks explains the handicap spaces are spread out along the front of the building so any tenant who may require them can access them.
19. Chairman Suraci asks if there are additional handicap spots going around the building.
20. Mr. Folks states there is not.
21. Chairman Suraci asks if these units have entries in the front and rear of the building.
22. Mr. Folk defers the question to the operator. He states there are fire required access.
23. Mr. Bernstein asks Mr. Folk if he knows when this application was initially approved by this Board.
24. Mr. Folk states he has been involved with the project for approximately 20 years and believes it was subdivided back in the mid-1990s and then sat dormant for some time. He continues it was brought before the Board a few years ago for this building then sold to the current owners.
25. Mr. Bernstein asks if the size of the building has changed.
26. Mr. Folk states no.
27. Mr. Bernstein asks why the applicant is seeking 34 more parking spaces.
28. Mr. Folk defers the question to the applicant.
29. Mr. Radowitz asks for information on the lighting in the rear of the building.
30. Mr. Folk states they are utilizing what is currently there which was previously approved by the Board and the CL was recently received.
31. Mr. Radowitz asks if the lighting is attached to the building or free-standing posts.
32. Mr. Folk states there is lighting behind the curb and some on the building around the doorways.
33. Mr. Radowitz asks if additional lighting will be added for the parking in the rear.
34. Mr. Folk believes the lighting meets township standards for illumination currently.
35. Chairman Suraci asks if the township has different lighting standards for driveways vs pedestrian walkways.
36. Mr. Kois states the lighting ordinance, while specific, does not vary from driveway to pedestrian walkway.
37. Mr. Mayhew confirms. He states it appears there are light fixtures, approximately six or seven poles, shown along the rear side.
38. Chairman Suraci asks if there are speed bumps around the building and if not, would they be willing to add them for traffic calming purposes as a condition of approval.
39. Mr. Folk states currently there are no speed bumps but they would be willing to add them.
40. Mr. Vitale asks if there are loading dock doors in the rear of the building.
41. Mr. Folks states there are not.
42. There is a motion and second to open to public questions for this witness. All are in favor, none opposed. Motion carries.
43. There are no questions from the public for this witness.
44. Mr. Policastro begins to state he has no further witnesses when Mr. Bernstein interjects suggesting he call the employee representative.
45. **Gil Adoni**, employee representative, is sworn in.
46. Mr. Policastro asks him to explain why the building needs additional parking spaces.
47. Mr. Adoni explains only two of the five businesses there have customer flow which they have witnessed have high influx of customer cars (busy time) and little-to-no customer cars with no middle ground. He states the customers are parking in the front and the employees appear to park in the rear.
48. Mr. Mayhew asks for them to share the photos of the existing street view and landscaping.

49. Mr. Policastro directs the Board to the packets he distributed.
50. Chairman Suraci asks for confirmation of who and when took the photos.
51. Mr. Adoni states one of his employees took them that morning.
52. Mr. Bernstein states to mark the group of photos as Exhibit A-4.
53. Mr. Adoni gives a description of the existing landscaping.
54. Mr. Kois asks if he is familiar with what the original approvals were for or the history of the site.
55. Mr. Adoni is unsure he has the knowledge he is looking for.
56. Mr. Kois explains to his knowledge the original use for the building was as a warehouse and the parking was planned accordingly. He confirms with Mr. Adoni that currently there are a number of different tenants and uses and that each generates a different amount of parking. Mr. Kois explains to the Board this is how originally it was one space per 5,000 square feet per warehouse but that was continually adjusted as tenants came in with different uses. The original ratio is how they came to the 71 minimum spaces.
57. Mr. Bernstein asks how the additional 34 spots were determined and if the current tenants have reserved spaces.
58. Mr. Adoni states currently there are no reserved spaces but can initiate that if necessary.
59. Mr. Smith asks if there is enough space to add spaces or increase the parking lot
60. Mr. Kois states he believes the intent was to work within what the property has which would have the least amount of impact.
61. Mr. Mayhew agrees the goal was not to increase impervious coverage but is not sure there are areas to introduce additional parking space in the current area.
62. Chairman Suraci opens to questions from the public.
63. There are none.
64. Mr. Policastro states they have nothing further to present and respectfully ask the Board to approve the application.
65. Chairman Suraci opens to final comments from the public.
66. There are none.
67. There is a motion and second to close to public comment. All are in favor, none opposed. Motion carries.
68. Mr. Bernstein asks the Board if they want the applicant to designate employee parking and /or tenant specific parking.
69. Mr. Wagner states he sees no need for assigned parking due to the volume fluctuation during the day.
70. Vice Chair Peason agrees and suggests leaving it up to the tenants.
71. Mr. Bernstein asks about designated employee parking in the rear.
72. Mr. Radowitz discusses that this does not seem necessary to impose on the property owner.
73. Mr. Radowitz asks if they should specify the number and location of speed bumps.
74. Chairman Suraci suggests it be done to Mr. Mayhew's satisfaction.
75. Mr. Adoni agrees.
76. **Motion:** Vice Chairman Peason motions to approve the application with the discussed conditions of approval, seconded by Mr. Deb.

Roll Call:

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

Yes - Mr. Vitale Yes - Chairman Suraci

Motion carries.

77. 7:54 pm end of hearing.

- **HMG Fuel LLC - File 24-PB-03-MSPV** - (TOD: 09-30-25 w/Ext.) - Block 142.02, Lots 17.01 and 18 – 144 Route 206 / Route 206 and Park Avenue. Applicant seeking Preliminary and Final Major Site Plan approval; 'c' bulk variances; and waivers, to consolidate two lots to construct a 3,450 SF convenience store onsite where a service station exists, with associated improvements, on Property located in the HS, Highway Service District and ASD, Architectural and Site Design Overlay District. (EC Review: 05-19-25)

  Participating: Michael O'Grodnick, Esq. of Savo, Schalk, Corsini, Gillespie, O'Grodnick & Fisher, P.A.; Jasvinder Arjani, PE of Bertin Engineering; and Gaganvir Kehal of HMG Fuel, LLC, Owner/Applicant Representative

1. 7:55 pm – start of hearing.
2. **Michael O'Grodnick** introduces himself, summarizes the application, discusses the conditional use standards, the proposed signage and exterior design of the convenience store. He lists his three witnesses and states he believes the operational hours will be 5:00 am to midnight.
3. **Erick Hoff** is sworn in and states name off mic. On mic he lists his educational background and professional experience.
4. 8:02 pm – Mr. Bernstein notes for the record that Mayor Ciccarelli and Committeeman Lipani have arrived.
5. Chairman Suraci states the Board accepts the witness.
6. Mr. Hoff, displaying sheet C of their site plan set, states the applicant bought Lot 18 from the Township in July 2022. He reviews the lot area and existing conditions including but not limited to the sewer line easement, aerial line easement, surrounding area uses, description of the existing fueling station, impervious coverage and history of previous structures and business on the lot.
7. Mr. Hoff presents Exhibit A-1, a colorized landscape rendering dated September 09, 2025, which shows the proposed improvements including a single-story 3,450 square foot convenience store building and associated improvements. He states the fueling station will remain and will be rebranded to Phillip 66. Additional improvements include sidewalks meeting ADA requirements, a trash and recycling enclosure, air pump & vacuum units, a two-space EV charging unit, replacing existing signage with a "lower monument sign", and a total of 19 parking spaces including one ADA space. He states there will be some seating inside the convenience store and the additional parking is based on one space per three seats. He states they plan to utilize the existing driveway entry points on hwy 206 which will work with the proposed NJDEP modifications for the highway. They are also proposing an entry point on Park Ave. He discusses the traffic flow pattern on the site, fuel delivery process, site drainage and impervious coverage which will increase by 9,669 square feet bringing it up to 46.4%. He states the proposed underground detention basin will mitigate the additional impervious coverage which will collect storm water from the building roof and a portion of the pavement. Mr. Hoff states the applicant can comply with all of the Township Engineer's drainage comments. He discusses the utilities , the proposed relocation of the aerial easement; the landscaping

including the removal of seventeen trees which, based on trunk size, will be replaced with 18 trees, and proposed lighting

8. Mr. Mayhew references his review letter dated September 8, 2025 and its suggestion for a sidewalk along Park Avenue and a pedestrian connection between Park Avenue and the building.
9. Mr. Hoff states they do currently have sidewalks around the building and the NJ DOT plans will also have them and they are open to providing sidewalks along Park Ave.
10. Mr. Mayhew states he will leave it to the Boards discretion but his office does recommend having sidewalks and appropriate connections based on the HS Zone requirements.
11. Mr. Mayhew reviews the highlights of his report which includes their concern about the number of parking spaces, the use of the interior food area, landscaping, minimizing non-canopy lights and meeting stormwater infiltration requirements.
12. Mr. Hoff states they can update the drainage report to provide information about infiltration, discusses the lack of space to add trees and working on minimizing the lighting and states his architect will speak to the building and floor plan.
13. Mr. Kois asks why no landscaping was proposed on the Park Ave. side of the building.
14. Mr. Hoff states he believes the existing low wires were a concern but agrees they can look into low shrubbery.
15. Mr. Kois asks if they will be able to provide a rendering of the proposed and agreed upon sidewalks.
16. Mr. Hoff agrees they can provide that once NJDOT provides clear information of where their sidewalks will be.
17. Mr. Kois states it is his recommendation a rendering with notes be provided and anti-idling signs are added to the plans as well.
18. Mayor Ciccarelli asks if the not-yet-confirmed NJ DOT plans will affect the plans.
19. Mr. Hoff states they will not.
20. Mr. Deb discusses the history of this location, the previous gas station/convenience stores and asks if there are any tracks of variances and if they are redoing everything.
21. Mr. Hoff states there is a front yard and side yard variance and discusses the positioning of the building.
22. Mr. Vitale asks if the LSRPs or environmental professionals have been notified of the proposed development with regards to the known contaminant on the site.
23. Mr. Hoff states he was not at the Environmental Commission meeting when this was discussed and defers to the architect.
24. Mr. Mayhew asks if there is still existing groundwater contamination with regard to the recharges.
25. Mr. Hoff states not that he is aware of.
26. There is a motion and second to open to public questions. All are in favor, none opposed.
27. There are non-public questions for this witness.
28. 8:35 pm Chairman Suraci calls for a recess.
29. 8:45 pm Chairman Suraci calls the meeting back into session.
30. Jasvinder Arjani, engineer for the applicant, states his educational and professional background.
31. Mr. Arjani discusses the canopy lights on page C-2.5, explaining the difference from the old lights which includes the fact they are LED lights.
32. Mr. Mayhew asks for clarification of details in the diagrams of the canopies and asks for the information to be included in the drawings.

33. Mr. Arjani uses sheet C4.4, Preliminary Floor plan to describe the building and introduces Exhibit A3, a rendering drawing of the front of the building from hwy 206. He discusses the dimensions, style and location of the proposed sign.
34. Mr. Mayhew points out on drawing C-4.3 the side of the building facing Park Ave does not have any windows or doors. He asks if they are incorporating elements that look like windows but do not function as such and if there will be landscaping there.
35. Mr. Arjani confirms
36. Mr. Bernstein marks C-4.3 Preliminary Exterior Elevations II as Exhibit A-4.
37. Mr. Arjani discusses the window elements and states they can add shrubbery but the location will be subject to the easement.
38. Committeeman Lipani suggests some signage on the Park Ave side of the building
39. Mr. Arjani agrees to take this into consideration.
40. Mr. Mayhew expresses concern over enough parking being proposed and refers to the parking category in the ordinance called quick food.
41. Mr. Arjani discusses how the proposed use may function with regard to customers lingering at the building. He gives the Board the address of a similar location with where the business is open, so the Board may view how the business functions.
42. Mr. Kois suggests additional sign placement.
43. Committeeman Lipani asks if the sign meets design standards for sizes and if it will be illuminated.
44. Mr. Arjani confirms it will be illuminated.
45. Mr. O'Grodnick explains there is a variance for the monument sign only and confirms the signs on the building will be conforming and backlit.
46. Committeeman Lipani asks if there is a standard for colors in the Zone and suggests the façade of the building coordinate in coloring and size of the stone walls around Duke Farms.
47. Mr. Kois confirms there are no color requirements in the Zone.
48. Mr. Arjani states they will comply.
49. Mr. Kois thanks the applicant for supplying a color rendering. He explains the need for an ordinance if the 'Country Kitchen' sign over the entrance has a white background due to possible brightness.
50. Mr. Arjani states they are willing to work with the Township, perhaps with an opaque background.
51. There is a discussion about the sizing of the monument sign which incorporates three separate signs.
52. Committeeman Lipani asks if it will be a 24-hour facility.
53. Mr. O'Grodnick states they are asking for it to be a 24-hour facility similar to near-by Quick Checks but they intend to operate the facility from 5:00 am to midnight.
54. Chairman Suraci asks how many parking spaces there will be.
55. Mr. Kois states Quick Check has 35 parking spaces and discusses the difference between the sites. There is a discussion including Mr. Mayhew about the possible formulas for determining parking.
56. Chairman Suraci opens to public comment. There is none.
57. Mr. Mayhew asks to present a one-page exhibit by his office as part of their review letter which may help the Board understand the variance. He states he presented it to Mr. O'Grodnick earlier.
58. Mr. O'Grodnick states he has no objection to the exhibit.

59. It is labeled Exhibit B-1 – Pennoni Exhibit dated September 11, 2025, sheet 101. Mr. Mayhew explains it is a colorized version of the applicant's site plan with the variances pointed out.
60. **Gary Dean** is sworn in and states his professional experience and licensing.
61. Mr. Dean discusses the traffic study submitted to the Board dated February 8, 2024. He explains the site will be limited to left-turn entering and right-turn exiting, discusses the estimate of 19-in and 18-out vehicles, ITE rates and data, issues with segregating building components. He discusses the possibility of connecting Park Ave and Brown Ave.
62. Mr. Dean discusses the relief they are requesting for the width of the driveways which is mandated by DOT. He states 19 parking spaces are proposed and 15 are required.
63. Mr. Mayhew referencing the review letter dated September 8, 2025 specifically pages five and six, asks if his office will provide the additional traffic calculations requested.
64. Mr. Dean states his concern with item two which references a land use code for a rental car facility, it's not an appropriate use code. He has no other issues; he takes no issue with item number 6.
65. Mr. Kois has no questions.
66. Vice Chairman Peason asks if this is a true increase in traffic or an increase in stops based on the business being improved.
67. Mr. Dean gives details of a survey done at Quick Chek asking people if they were making a point to come to Quick Chek or were they stopping on their way by. He stated that 85-90% of the traffic is comprised of people who stop by because it is convenient, which is "pass by traffic"
68. Mr. Deb asks what percentage of incremental traffic they estimate stopping.
69. Mr. Dean explains how it is estimated to be one care a minute.
70. There is a discussion about the revenue source between Phillip 66 and Country Kitchen Café. Mr. Dean states they did assume the convenient store would drive more traffic.
71. Chairman Suraci notes a typographical error in the data survey sheets.
72. There is a motion and second to extend the hearing by a half hour. All are in favor, motion carries.
73. Chairman Suraci opens to public questions. There are none.
74. Mr. O'Grodnick introduces his final witness in the field of professional planning
75. **John Taikina** is sworn in and states his educational and professional background.
76. Mr. Taikina discusses the variance justifications.
77. Mr. Mayhew asks if the front yard setback on Park Ave. is the minimum necessary variance for this site and if this is the minimum sized building that is required given the amount of building coverage falling over the required setback line.
78. Mr. Taikina states he believes it is and explains how getting it down to 3,500 square feet is getting into the minimum range for an effective sea store. He discusses the positive impact of the project on the visual landscape of the area.
79. Mr. Kois asks if he has anything to offer for the variance for the signage.
80. Mr. Taikina states he does not but discusses the three elements they need for the Phillip 66 store requirements.
81. Mayor Ciccarelli asks if Phillip 66 has any franchise rules they are required to meet.
82. Mr. Taikina states no, Phillips 66 would not control it and confirms they do know who would.
83. Mr. O'Grodnick suggests a demising doorway between the two uses since their hours of operations will differ.
84. Chairman Suraci opens to public questions. There are none.
85. There is a motion and second to close to public questions. All are in favor, none opposed.

86. Mr. O'Grodnick gives closing statements.
87. Mr. Bernstein asks Mr. Kois and Mr. Mayhew if the testimony addresses all of the various variances that are being sought by the applicant.
88. Mr. Mayhew states he will leave it to the Board to decide if variances have been addressed but does confirm he heard testimony discussing each of the variances.
89. Mr. Kois agrees with Mr. Mayhew and reiterates it is up to the Board to decide if it meets the criteria for relief.
90. Vice Chairman Peason summarizes the variances.
91. Mr. Mayhew concurs with the summary and adds their increasing impervious cover.
92. Committeeman Lipani comments on the applicant's willingness to address the landscaping and adjusting the aesthetic nature of the wall.
93. **Motion**: Committeeman Lipani motions to approve the application, seconded by Mayor Ciccarelli. There are no further comments.

    Roll Call:

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

94. Motion carries.
95. 10:20 pm – end of hearing.

Chairman Suraci calls for a motion to cancel the September 25, 2025 Business meeting

Mr. Wagner motions to cancel, seconded by Committeeman Lipani. All are in favor, none opposed. Motions carries.

Chairman Suraci states the next meeting is October 9, 2025.

Mr. Bernstein states there a new application is scheduled to be heard on October 9 and reminds those Board members Harvard Way application will be heard on October 16, 2025.

<u>ADJOURNMENT</u>
A motion to adjourn was made by Mr. Wagner, seconded by Mr. Deb. Motion carries unanimously.
10:31 pm meeting is adjourned.

Submitted by Robyn Bittle-Abramo
Recording Secretary