



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



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TOWNSHIP OF HILLSBOROUGH PLANNING BOARD

DRAFT PUBLIC MEETING AGENDA

THURSDAY, DECEMBER 04, 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)
_____ Christopher Botta, Esq.

CONSIDERATION OF MEETING MINUTES

CONSIDERATION OF RESOLUTIONS

PLANNING BOARD BUSINESS

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

CONSIDERATION OF ORDINANCES

EXECUTIVE SESSION

The Board reserves the right to convene one (1) or more Executive Sessions during the meeting to discuss litigation matters and/or attorney-client privilege as to Harvard Way JMJ4, LLC.

APPLICATIONS – PUBLIC HEARING

- **Campus Associates, LLC - File 20-PB-13-MSP (December, 2025 Update)** – Block 58, Lot 1.05 – 5 Campus Drive (formerly known as 4 Campus Drive). Applicant to update the Planning Board on the status of the Project, every six months, no later than December 31, 2024, and thereafter, per Condition 'A' of the Resolution memorialized July 11, 2024. Status update last presented to the Board 12-05-24 and 06-05-25.

Preliminary and Final Major Site Plan approval; 'c' bulk variances; and waivers previously granted to construct a multi-family development consisting of four three-story apartment buildings, each building containing twenty-four residential dwelling units for a total of ninety-six residential dwelling units, including

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twenty-three affordable housing units; a Clubhouse; associated parking, lighting, landscaping, utilities, stormwater and associated improvements, on Property known as Block 58, Lot 1.05 on the Hillsborough Township Tax Map, located at 4 Campus Drive (now known as 5 Campus Drive), in the Multifamily Inclusionary Overlay District within the I-3 Light Industrial Zone, with conditions. Resolution memorialized November 18, 2021; Extension Resolution memorialized July 11, 2024.

Participating for the Applicant: Stephen Kessler, Esq. for Fernmoor

- **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 from November 06, 2025 without further notice, as agreed upon by all parties.***

Participating for the Applicant: Michael O’Grodnick, Esq. of Savo, Schalk, Gillespie, O’Grodnick & Fisher, P.A.; and Michael K. Ford, PE, PP, of Van Cleef Engineering Associates, LLC

Participating for the Objector: Bruce Afran, Esq. for Green Hills Community objectors

ADJOURNMENT

**Next Meeting:
December 11, 2025 - 7:00 p.m.**