



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 11, 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 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

- July 10, 2025 - Regular Minutes
- October 09, 2025 - Regular Minutes
- February 13, 2025 - Executive Session Minutes
- June 05, 2025 - Executive Session Minutes
- July 10, 2025 - Executive Session Minutes
- December 04, 2025 - Executive Session Minutes

CONSIDERATION OF RESOLUTIONS

PLANNING BOARD BUSINESS

- Seat #9 - Resignation of Board Member, Patricia Smith (Board Secretary) - effective January 01, 2026
- Alert - Cyber fraud emails
- Amended Sunnymead Landfill Redevelopment Area – Preliminary Investigation Report - **MATTER TO BE ADJOURNED TO THE JANUARY 22, 2026 PLANNING BOARD BUSINESS MEETING, WITH RE-NOTICE.**

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

CONSIDERATION OF ORDINANCES

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APPLICATIONS – PUBLIC HEARING

- **303 Amwell Road (JMJ4 ABEEL LLC) - File 21-PB-17-MSP(V)** – (TOD: 03-31-26 w/Ext.) - Block 198, Lot 2.03 (formerly Lot 2.B) – 303 Amwell Road (f/k/a as 301 Amwell Road). Revised Application 10-06-23: Applicant seeking preliminary and final major site plan approval; ~~‘c’ bulk variance~~; and design waivers, to construct an ~~85,348~~ 80,000 square foot industrial building with revised associated stormwater management, parking, lighting and improvements, on Property located in the CDZ, Corporate Development Zone. *Adjourned from September 12, 2024 without further notice. Application adjourned from June 12, 2025 agenda without further notice. **APPLICANT PROVIDED AN EXTENSION OF TIME THROUGH MARCH 31, 2026 AND HAS REQUESTED TO BE ADJOURNED TO A DATE TO BE DETERMINED BY THE BOARD, WITHOUT FURTHER NOTICE.***
- **Dukes Parkway East LLC (Crane Farm LLC) - File 24-PB-11-MSPV (Ref: 86-PB-05-SRV)** - (TOD: 12-31-25 w/Ext.) - Block 58, Lot 67.02 - 236 Dukes Parkway East. Applicants seeking amended preliminary and final major site plan approval (determined to be consistent with a minor site plan) to restore the landscape buffer area with a timber guiderail along the buffer area and install new trees and shrubs; to amend the approved 1986 site plan to designate the “shed” as an office with existing amenities; and seeking “c” bulk variance relief from the Hillsborough Development Regulations Ordinance Section 188-69.A, which requires a minimum 60’ buffer for outdoor storage proposed on a nonresidential property abutting a residential building or zone, where a 25’ buffer is proposed, on Property located in the I-2, Light Industrial Zoning District.

Participating for the Applicant: John Lanza, Esq. and Robyn Wright, Esq. of Lanza & Lanza, LLP; James J. Mantz, PE, LS; Thomas J. Biro, LA of Thomas Biro Associates, LLC; Mark Remsa, PP, LLA, AICP, ASLA; Kevin Levonaitis of Dukes Parkway East LLC, and Manager of 236 Dukes Parkway Holdings, LLC; and Yaroslav “Russ” Chelak of Crane Farm LLC (Owner of Units B and C), and Manager of 236 Dukes Parkway Holdings, LLC

ADJOURNMENT

**Next Meeting:
January 08, 2026
Reorganization Meeting - 7:00 p.m. / Regular Meeting - Immediately Follows**