Township of Hillsborough – PLANNING BOARD
Approved Public Meeting Minutes

November 13, 2025

Chairman Carl Suraci called the Planning Board Regular Public Meeting of November 13, 2025, to order at 7:11 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
Present -	Robert Wagner, Jr	*Absent* -	Angelo Vitale
Present -	Committeeman Shawn Lipani	Present -	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)*

CONSIDERATION OF MEETING MINUTES

- **July 24, 2025** meeting minutes were reviewed.
  Mr. Bernstein states the members eligible to vote on the matter.
  A motion to approve as written was made by Mr. Radowitz, seconded by Mr. Deb.
  No comments.
  Roll Call:

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

Motion carries

- **September 4, 2025** meeting minutes were reviewed.
  Mr. Bernstein states the members eligible to vote on the matter.
  Committeeman points out an error. Mr. Kois agrees to make the correction.
  A motion to approve as amended was made by Committeeman Lipani, seconded by Mr. Radowitz.
  Roll Call:

Yes -	Mr. Wagner	Yes -	Committeeman Lipani
Yes -	Mr. Flagg	Yes -	Mayor Ciccarelli
Yes -	Ms. Smith	Yes -	Vice Chairman Peason

Yes - Chairman Suraci

Motion carries

- **September 11, 2025** meeting minutes were reviewed.
  Mr. Bernstein states the members eligible to vote on the matter.
  A motion to approve as written was made by Mr. Deb, seconded by Mr. Wagner.
  No comments.
  Roll Call:

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

Motion carries

CONSIDERATION OF RESOLUTIONS

- **SPG Hillsborough LLC – File 25-PB-02-MSP**
  Mr. Bernstein states the members eligible to vote on the matter.
  A motion to approve was made by Mr. Deb, seconded by Mr. Wagner.
  No comments.
  Roll Call:

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

Motion carries

- **HMG Fuel LLC – File 24-PB-03-MSPV**
  Mr. Bernstein states the members eligible to vote on the matter.
  A motion to approve was made by Mr. Radowitz, seconded by Mayor Ciccarelli.
  No comments.
  Roll Call:

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

Motion carries

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

- **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.

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

  1. 7:18 pm start of hearing
  2. **Ryan Kennedy** introduces himself, summarizes the application and states his witnesses
  3. **Elizabeth Durling Strnatko and Paul Strnatko** are sworn in and introduce themselves.
  4. Ms. Strnatko gives a history of the property explaining the farmland has been in her family for four generations. Her family worked to make sure the property became preserved farmland thus preventing it from being developed.
  5. Mr. Strnatko discusses who will continue to farm the land.
  6. The Board and professionals have no questions for the Strnatkos.
  7. **Michael Ford** is sworn in and states his educational and professional experience.
  8. Chairman Suraci states the Board accepts him as a expert witness.
  9. Mr. Ford reviews the subdivision application and discusses the farmland preservation agreement.
  10. Mr. Bernstein marks the deed of easement and drawing as Exhibit A1 and Mr. Ford's minor subdivision plan dated September 25, 2024 and revised June 6, 2025 as Exhibit A2.
  11. Mr. Ford reviews the layout of the subdivision. He notes the AG zone restrictions and explains they are proposing two acres with 197 foot lot depth, rear yard setback of 50 feet and front yard setback of 75 feet.
  12. Mr. Ford reviews Mr. Mayhew's letter dated November 11, 2025. He states they will address stormwater management at the time of construction as they are currently creating the lot and the design for the house is not yet finalized but will include a not on the subdivision regarding required compliance with stormwater management rule. Next he discusses stream corridor explaining that while there is no stream on site, the proposed drive way connecting to Willow Road will have to cross the stream corridor for the small pond on the other side of Willow Road, next to the existing dwelling. Mr. Ford suggests three options for the Boards consideration; Option 1 - wave the requirement to file the

stream corridor conservation easement, he explains what this would require. Option 2 - due to the irregular shape, they provide a stream corridor easement which equals the area on their site to provide a more linear shaped easement. Option 3 - provide a conservation easement along the irregular line that already exists.

13. Mr. Ford continues reviewing the letter by discussing tree mitigation and landscape requirements, explaining they requested a submission waiver from the tree mitigation plan ordinance (188-163) because section B limits the percentage of woods to 20% and the piece of property is already beyond this. With regard to the minor subdivision comments on pages three and four he states they agree to address all 17 of the comments to the board engineer's satisfaction but notes most will not be applicable as they are filing the subdivision by deed with descriptions.
14. Mr. Ford next discusses Mr. Kois' review memo dated November 12, 2025.
15. Mr. Mayhew clarified some items from his letter including but not limited to their comfortable with regard to the stormwater management and what minimize refers to in this context. He states they would take no exception to a hardship waiver being granted to allow a driveway and have no opinion with regard to the tree mitigation and landscaping testimony. Mr. Mayhew summarizes a prior discussion with Mr. Ford stating his office would support an averaging plan which would allow the applicant to simplify the conservation easement.
16. Mr. Mayhew points out corner setting was not address in his letter or the testimony and states it is their preference to have the corners set.
17. Mr. Ford states in the plans he has there is a notation of the corners having been set in 2006. He believes the pins are already in place but will ensure they are set.
18. Mr. Kois asks if he is aware that when the SADC creates an exception area it is permanent; there is no process to change them.
19. Mr. Ford states he is aware.
20. Mr. Kois clarifies for the Board edification the timeline of the changes made to the AG Zone and when the stream corridor rules were put in place.
21. Vice Chairman Peason asks for clarification on the size of the proposed lots noting they do not added up to the existing lot.
22. Mr. Ford provides the correct sizes.
23. Committeeman Lipani asks for more information regarding hardship being request for tree mitigation.
24. Mr. Ford explains discusses the number of trees that would need to be replaced, the cost, and the fact the tree mitigation was enacted after the minor subdivision plan.
25. There is a motion and second to open to public questions for this witness. All are in favor, none opposed. Motion carries.
26. There are no questions from the public.
27. **Paul Gleitz**, planner for the applicant, is sworn in and states his educational and professional background.
28. Chairman Suraci states he is accepted as a witness.
29. Mr. Gleitz discusses items including but not limited to the purposes of the agricultural zone, public policy objectives and benefits, and preservation of the land and the bulk variances. He reviews the five bulk variances. He concludes by stating he believes this is an approvable application.
30. There are no questions from Mr. Mayhew and Mr. Kois.
31. Mr. Deb asks how agricultural operations on lot 50.1 will be protected from conflicts from the residents.
32. Mr. Gleitz explains how the agricultural use is the protected use.

33. Mr. Deb asks if there will be any new lighting, fencing or grading which would substantially impact the neighbor's property.
34. Mr. Gleitz states there may be some but not enough to impact neighbors.
35. Chairman Suraci opens to questions from the public.
36. There are no questions from the public.
37. Mr. Kennedy gives his closing statement.
38. Committeeman Lipani asks Mr. Mayhew with regard to the tree mitigation, how they are ensuring the lot is not clear-cut in the future.
39. Mr. Mayhew states since the applicant has shown a potential limit of disturbance based on the proposed driveway, home and septic field, he believes it is appropriate to ask the applicant's engineer to agree to limiting the proposed tree removal to the limited disturbance areas shown on the plans.
40. Mr. Ford suggests an additional threshold which would impact and steer the applicant towards stormwater mitigation.
41. Mr. Bernstein asks Mr. Kois or Mr. Mayhew which board if any will require approval of construction of future residence.
42. Mr. Kois states none.
43. Mr. Mayhew asks if the Board granted the tree removal waiver would his client be accepting of the limit.
44. Mr. Kennedy states the applicant would be agreeable. He asks what the process would be if there was an overage.
45. Mr. Ford reminds and explains there is a provision in the township for a small number of trees per year.
46. Chairman Suraci opens to public comment. There is none.
47. There is a motion and second to close public comment, all are in favor none opposed. Motion carries.
48. **Motion:** Vice Chairman Peason motions to approve the application, seconded by Mr. Deb. Mayor Ciccarelli thanks the applicant for bringing the issue forward and for their generational dedication to open space and farmland preservation in Hillsborough. And states he will be supporting this application.
    Mr. Radowitz concours and thanks the family.
    Roll Call:

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

    Motion carries
49. 8:31 pm end of hearing

Chairman Suraci states there an no further items on the agenda and reminds there is no business meeting on Nov. 27 so the next meeting is on December 4, 2025

ADJOURNMENT

A motion to adjourn was made by Committeeman Lipani, seconded by Ms. Smith. Motion carries unanimously.

8:31 pm meeting is adjourned.

Submitted by Robyn Bittle-Abramo
Recording Secretary