



# Township of Hillsborough

**PLANNING & ZONING DEPARTMENT**  
PETER J. BIONDI MUNICIPAL BUILDING  
379 SOUTH BRANCH ROAD  
HILLSBOROUGH, NJ 08844  
[www.hillsboroughnj.gov](http://www.hillsboroughnj.gov)  
(908) 369-4313

January 12, 2026

## **MEETING AGENDA FOLLOWS THIS NOTICE**

### **HILLSBOROUGH TOWNSHIP PLANNING BOARD 2026 ANNUAL SCHEDULE OF MEETINGS**

**PLEASE TAKE NOTICE** that the **Hillsborough Township Planning Board** adopted the following **2026 Annual Schedule of Meetings** at its open public Reorganization held Thursday, January 08, 2026, at 7:00 p.m. in the Courtroom of the Municipal Complex, The Peter J. Biondi Building.

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 08* (Reorg/Regular)	July 02
February 05	July 09
February 12	August* – No Meetings
March 05	September 03
March 12	September 10
April 09*	October 01
April 16*	October 08
May 07	November 05
May 14	November 12
June 04	December 03
June 11	December 10

Hillsborough Township **Planning Board Business Meetings** begin at **7:00 p.m.** prevailing time, the fourth Thursday of the month, \*unless otherwise specified:

January 22	July 23
February 26	August* - NO meeting
March 26	September 24
April 23	October 22
May 28	November* - NO meeting
June 25	December* - NO meeting

January 07, 2027 - 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: January 08, 2026  
Debora Padgett  
Planning Board Clerk

**THIS NOTICE POSTED AT:**  
Hillsborough Township Municipal Complex  
Hillsborough Township Website

**THIS NOTICE COMMUNICATED TO:**  
The Hillsborough Beacon  
The Courier News  
Sarah Brake, RMC, Township Clerk



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**TOWNSHIP OF HILLSBOROUGH PLANNING BOARD**  
**DRAFT PUBLIC MEETING AGENDA**  
**THURSDAY, MARCH 05, 2026 - 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 2026 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.

Meeting / Application documents and 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 Catherine Payne	_____ <b>Bruce Radowitz, Secretary</b>
_____ Robert Wagner, Jr	_____ Angelo Vitale
_____ Deputy Mayor Shawn Lipani	_____ <b>John Ciccarelli, Chairman</b>
_____ <b>Robert Peason, Vice Chairman</b>	_____ Surajit Deb (Alt. #1)
_____ Carl Suraci	_____ 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**

**CONSIDERATION OF RESOLUTIONS**

**PLANNING BOARD BUSINESS**

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

**CONSIDERATION OF ORDINANCES**

**APPLICATIONS – PUBLIC HEARING**

- **Sukhdev and Ruchika Angras – File 21-PB-13-MSV (2025 Ext-Res Request)** – (TOD: 03-31-26 w/Ext.) - Block 152, Lot 3 – Farm Road. Applicants seeking one-year extension of time for the filing of a Preliminary and Final Major Subdivision with 'c' bulk variances and waivers, from December 10, 2023 through December 10, 2024; a one-year extension of time from December 10, 2024 through December 10, 2025, and a one-year extension of time from December 10, 2025 through December 10, 2026; and requesting to amend Condition of Approval (#18) contained in the Resolution dated December 09, 2021, on Property located in the R, Residential Zone. ***Adjourned from January 08, 2026 without further notice.***

*Participating: James E. Stahl, Esq. of Borrus, Goldin, Foley, Vignuolo, Hyman & Stahl; Michael K. Ford, PE, PP of Van Cleef Engineering; and Ruchika Angras, Applicant.*

**ADJOURNMENT**

**Next Meeting:**  
March 12, 2026 – 7:00 p.m.