

Township of Hillsborough – PLANNING BOARD

Approved Public Meeting Minutes

January 22, 2026

Chairman John Ciccarelli called the Planning Board Regular Public Meeting of January 22 2026, to order at 7:03 pm. The meeting was held in the Courtroom of The Peter J. Biondi Building. All stood for the flag salute.

NOTICE OF MEETING

Chairman Ciccarelli 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 Catherine Payne	Present - Bruce Radowitz, <i>Secretary</i>
Present - Robert Wagner, Jr	Absent - Angelo Vitale
Present - Deputy Mayor Shawn Lipani	Present - John Ciccarelli, <i>Chairman</i>
Present - Robert Peason, <i>Vice Chairman</i>	Present - Surajit Deb (<i>Alt. #1</i>)
Present - Carl Suraci	Present - Jason Smith (<i>Alt. #2</i>)
Present - Jason Flagg	

Also in attendance: David Kois, PP, AICP, *Township Planning Director*; Samantha Ball, *Assistant Planner / Sustainability Program Manager*; Dominic DiYanni, Esq., *covering 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

- **November 13, 2025**, regular meeting minutes were reviewed.
Chair Ciccarelli asks with Mr. DiYanni, covering Board Attorney, who is eligible to vote on the matter.
A motion to approve as written is made by Mr. Vice Chair Peason, seconded by Mr. Suraci.
No comments.

Roll Call:

Yes - Mr. Wagner	Yes - Mr. Smith
Yes - Mr. Suraci	Yes - Deputy Mayor Lipani
Yes - Mr. Flagg	Yes - Vice Chair Peason
Yes - Mr. Radowitz	Yes - Chair Ciccarelli
Yes - Mr. Deb	

Motion carries

- **December 04, 2025** regular meeting minutes were reviewed.
A motion to approve as written was made by Deputy Mayor Lipani, seconded by Mr. Suraci.
Mr. DiYanni states who is eligible to vote on this matter.

There is a discussion between Deputy Mayor Lipani, Mayor Payne and Mr. DiYanni regarding Mayor Payne's eligibility to vote on this matter.

No comments.

Roll Call:

Yes - Mr. Wagner	Abstain - Mayor Payne
Yes - Mr. Suraci	Yes - Vice Chair Peason
Yes - Mr. Radowitz	Yes - Chair Ciccarelli
Yes - Deputy Mayor Liani	

Motion carries

Mr. Kois states for the Board's edification that the December 11, 2025 meeting minutes are the only remaining outstanding 2025 minutes. He anticipates presenting them in February.

CONSIDERATION OF RESOLUTIONS

- **Estate of Harriet E. Durling (Elizabeth Durling Strnatko, Executrix) – File 25-PB-03-SV**

Mr. DiYanni lists Board members eligible to vote on the matter.

A motion to approve is made by Mr. Deb, seconded by Mr. Radowitz.

Roll Call:

Yes - Mr. Wagner	Yes - Mr. Deb
Yes - Mr. Suraci	Yes - Deputy Mayor Lipani
Yes - Mr. Flagg	Yes - Vice Chair Peason
Yes - Mr. Radowitz	Yes - Chair Ciccarelli

Motion carries

- **Green Care Farms, LLC – File 24-PB-09-MSV**

Mr. DiYanni lists the Board members eligible to vote on the matter.

A motion to approve is made by Deputy Mayor Lipani, seconded by Vice Chair Peason.

Roll Call:

Yes - Mr. Suraci	Yes - Deputy Mayor Lipani
Yes - Mr. Flagg	Yes - Vice Chair Peason
	Yes - Chair Ciccarelli

Motion carries

PLANNING BOARD BUSINESS

- **303 Amwell Road (JM)4 ABEEL LLC) – File 21-PB-17-MSPV – Application withdrawn**
Mr. Kois explains they were informed by the Township attorney that the property has been acquired, "deed in hand" and the prior owner has requested return of their funding held in escrow.

- **Amended Sunnymead Landfill Redevelopment Area – Preliminary Investigation Report – *Adjourned from December 11, 2025 with re-notice***

Mr. Kois introduces himself and presents the preliminary investigation report, prepared pursuant to the local redevelopment and housing law NJSA 40A: 12A-5. He gives a brief history of the property. He states tonight's hearing is limited and procedural, reminding the

Board is not being asked to approve a development project, approve or select a developer, amend zoning or authorize condemnation or eminent domain. He states for the record that the preliminary investigation report concludes that one or more of the conditions set forth in NJSA 40A:12A-5 are present within the study area.

Mr. Kois discusses the findings of the report which include but are not limited to the vacant, inactive status of the lots individually and how it contributes to inhibiting reasonable reuse and discouraging private investment but together create a unified redevelopment opportunity. He explains the process if the Township Committee adopts a redevelopment designation and that tonight's action is limited to the statutory findings and recommendations.

Chair Ciccarelli asks if Mr. Kois is recommending the lot be redesigned.

Mr. Kois clarifies that he recommends property block six meets the criteria and should be included in the redevelopment area. He presents an image depicting what the redevelopment would look like if block six is included.

Chair Ciccarelli asks for confirmation on the zoning.

Mr. Kois explains Lot six is RA and Lot 7.02 is L1 light industrial.

Vice Chair Peason asks him to discuss the lot's prior use as a landfill, how long ago it was, how it impacted the lot and is the lot forested now.

Mr. Kois states at that time the township engineer produced the studies and that the landfill is no longer owned by the township. He explains prior to the sale a series of monitoring took place as part of requirements of the NJDEP and to meet the satisfaction of the purchasers, which were Sunnymead Ventures. IT is his understanding the landfill ceased operations in 1985, 2001 was the closure and from 2002 – 2004 four studies were completed evaluating the landfill closure operations costs and capping materials.

Mayor Payne asks if Lot six was remediated.

Mr. Kois states their records do not show it being contaminated in any way.

There is a motion and second to open to questions from the public. All are in favor, none opposed. The motion carries.

Maria Janucik – 720 East Frech Ave., Manville (residence) / 2155 Camplain Road, Hillsborough (property owner)

- Ms. Janucik asks when and to whom the lot was sold and the sale price.

Mr. Kois states Sunnymead Ventures LLC and June 27, 2023 the Township approved the development and property sale agreement for the landfill parcel. He states he does not have the sale price but it is public record.

- Ms. Janucik asks the size of the landfill, Lot six and who owns Lot six.

Mr. Kois states the landfill is 10.7 acres and Lot six is approximately 4.37 acres. He explains Sunnymead Ventures owns it under a different name, which is common.

- Ms. Janucik asks if the landfill still needs to be cleaned up.

Mr. Kois confirms it does need to be cleaned up.

- Ms. Janucik asks the purpose of merging Lot six.

Mr. Kois explains the purpose of adding Lot six is to give the owner / developer an opportunity to try to utilize as much of the property as possible and they have a responsibility to fully close the landfill which combining the properties will allow them to do this.

- Ms. Janucik asks how long the Township owned the property and why the Township has not made an effort to clean it.

Mr. Kois states he does not have that information in front of him but knows the landfill ceased operations in 1985 and explains cost was the barrier for clean up.

Loretta Kubiak – 303 Sunnymead Road

- Member of the public asks how long until the redevelopment project begins.

Mr. Kois explains the process which includes the Township Committee taking action, authorization for Mr. Kois to complete the redevelopment plan, which gives the developer all the rights in terms of what they can develop, and put the plan into action all of which could take a few months, there is no set time frame.

- Member of the public asks when the traffic “from those condos or houses” will beginning impacting the area.

Chair Ciccarelli states he is not certain which project they are referring to but nothing in the plan before the Board tonight indicates what is being built.

Deputy Mayor Lipani explains this to designate the area as an area of redevelopment.

There are no further questions from the public.

There is a motion and second to close public comment. All are in favor, none opposed. Motion carries.

Mr. DiYanni suggests memorializing the action with a motion.

Mr. Kois clarifies this is an amendment of the prior redevelopment.

Motion: Vice Chair Pearson made a motion to recommend to the Township Committee that Block 182, Lot 6 be designated as a Non-Condemnation Area in Need of Redevelopment, consistent with the findings set forth in the Planning Board’s investigation report and the testimony presented at the January 22, 2026 hearing. The motion was seconded by Mayor Payne.

Roll Call:

Yes - Mr. Wagner
Yes - Mr. Suraci
Yes - Mr. Flagg
Yes - Mr. Radowitz

Yes - Mr. Deb
Yes - Deputy Mayor Lipani
Yes - Mayor Payne
Yes - Vice Chair Peason
Yes - Chair Ciccarelli

Motion carries

BUSINESS FROM THE FLOOR (*public comment for matters not on the agenda*)

Chairman Ciccarelli 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)

Maria Janucik – 720 East Frech Ave., Manville (residence) / 2155 Camplain Road, Hillsborough (property owner)

- Ms. Janucik asks with regard to the Sherman Tract application if the property has been sold to M & M Realty.

Chair Ciccarelli states to his knowledge it has not yet been sold.

- Ms. Janucik asks if there is a time limit on the sale.

Mr. Suraci asks council if the Board should comment on the matter since it is in litigation.

Mr. DiYanni states (off mic) that they cannot speak on the matter due to litigation.

There are no further comments from the public.

CONSIDERATION OF ORDINANCES

- **None**

APPLICATIONS – PUBLIC HEARING

- **None**

ADJOURNMENT

A motion to adjourn was made by Mr. Deb, seconded by Mayor Payne. Motion carries unanimously.

7:39 pm meeting is adjourned.

*Submitted by Robyn Bittle-Abramo
Recording Secretary*