

Township of Hillsborough – PLANNING BOARD

Approved Public Meeting Minutes

May 7, 2026

Vice Chairman Rober Peason called the Planning Board Regular Public Meeting of May 7, 2026, to order at 7:04 pm. The meeting was held in the Courtroom of The Peter J. Biondi Building. All stood for the flag salute.

NOTICE OF MEETING

Vice Chairman Peason 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

Vacant - Seat #2

Present - Deputy Mayor Shawn Lipani

Present - Robert Peason, *Vice Chairman*

Absent - Carl Suraci

Present - Jason Flagg

Present - Bruce Radowitz, *Secretary*

Absent - Angelo Vitale

Absent - John Ciccarelli, *Chairman*

Absent - Surajit Deb (*Alt. #1*)

Present - Jason Smith (*Alt. #2*)

Also in attendance: David Kois, PP, AICP, *Township Planning Director*; Samantha Ball, *Assistant Planner / Sustainability Program Manager*; Brian M. Hak, 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

- **March 5, 2026** meeting minutes were reviewed.

Mr. Hak states members who are ineligible to vote on the matter.

A motion to approve as written was made by Deputy Mayor Lipani, seconded by Mr. Radowitz.

Roll Call:

Yes - Mr. Flagg

Yes - Mr. Radowitz

Yes - Deputy Mayor Lipani

Yes - Mayor Payne

Yes - Vice Chair Peason

Motion carries

CONSIDERATION OF RESOLUTIONS

- **Sukhdev and Ruchika Angras** – File 21-PB-13-MSV (2025 Request)

There are no comments.

A motion to approve as written was made by Deputy Mayor Lipani, seconded by Mayor Payne.

Roll Call:

- Yes - Mr. Flagg
- Yes - Mr. Radowitz
- Yes - Deputy Mayor Lipani
- Yes - Mayor Payne
- Yes - Vice Chair Peason

Motion carries

- **Dukes Parkway East LLC (Crane Farm LLC) – File 24-PB-11-MSPV (Ref: 86-PB-05-SRV)**
There are no comments.
A motion to approve as written was made by Mr. Radowitz, seconded by Mayor Payne.

Roll Call:

- Yes - Mr. Flagg
- Yes - Mr. Radowitz
- Yes - Mr. Smith (*Alt. #2*)
- Yes - Deputy Mayor Lipani
- Yes - Mayor Payne
- Yes - Vice Chair Peason

Motion carries

PLANNING BOARD BUSINESS

- **Master Plan Open Space Recreation Element Survey**
Mr. Kois states the survey is live, open until May 17, 2026, and encourages everyone to take the survey.
- **Master Plan Interactive Workshop**
Mr. Kois states the workshop will take place on Wednesday, May 13, 2026, at 7:00 pm., that they are looking forward to the public being able to participate in the Master Plan process and encourages Board members to participate as well as they would like members from all Boards and committees to participate.

Vice Chairman Peason and Mr. Kois explain the format of the workshop and that there is no advanced preparation needed. All residents, Board and committee members are welcome and encourage to participate.

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

Vice Chairman Peason opens to comments from the public.

- **None**

CONSIDERATION OF ORDINANCES

- **None**

APPLICATIONS – PUBLIC HEARING

- **None**

Mr. Kois states there is no business currently on the agenda for the May 14, 2026, meeting and recommends canceling it.

Motion: Mayor Payne motions to cancel the May 14, 2026 meeting, seconded by Deputy Mayor Lipani.

All are in favor, none opposed. Motion carries.

ADJOURNMENT

A motion to adjourn was made by Mayor Payne, seconded by Deputy Mayor Lipani. Motion carries unanimously.

7:10 pm meeting is adjourned.