

SUNNYMEAD LANDFILL REDEVELOPMENT PLAN

Block 182, Lots 6 & 7.02



Hillsborough
Township

Somerset County
New Jersey
2026

Prepared for the Hillsborough Township Committee

Adopted: June 23, 2026 (Ordinance 2026-07)

Prepared by the Hillsborough Township Planning & Zoning Department

**The original document was appropriately signed and sealed in accordance with
N.J.S.A 45:14A-12**

A handwritten signature in black ink, appearing to read "D. Kois", written over a horizontal line.

David S. Kois, PP, AICP

NJ Professional Planner License No. 33LI00627500
American Institute of Certified Planners No. 26641

Acknowledgements

Hillsborough Township Committee

Catherine Payne, Mayor
Shawn Lipani, Deputy Mayor
Committeeman Robert Britting, Jr.
Committeewoman Jill Gomez
Committeewoman Samantha Hand
William Willard, Township Attorney

Hillsborough Township Planning Board

John Ciccarelli, Chairman
Robert Peason, Vice Chairman
Bruce Radowitz, Secretary
Catherine Payne, Mayor
Shawn Lipani, Deputy Mayor
Carl Suraci
Jason Flagg
Angelo Vitale
Surajit Deb, Alternate #1
Jason Smith, Alternate #2
Eric M. Bernstein, Esq., Board Attorney
Mark S. Mayhew, PE, CME, Pennoni Engineering, Board Engineer

Project Team

David Kois, Planning Director
Samantha Ball, Assistant Planner / Sustainability Program Manager
Marcella McLaughlin, Assistant Director / Zoning Official
Nina Ramirez, Master Plan Assistant
Josh Darragh, Former Master Plan Assistant
Zhiyue "Tim" Wang, Former Master Plan Assistant

Planning & Zoning Department

David Kois, PP, AICP, Planning Director
Marcella McLaughlin, Assistant Director / Zoning Official
Samantha Ball, Assistant Planner / Sustainability Program Manager
Debora Padgett, Administrative Assistant / Planning Board Clerk
Marie Kane, Planning & Zoning Clerk
Nina Ramirez, Master Plan Assistant

Additional contributions were made by the Administration / Clerk's Office and the Engineering Department.

TABLE OF CONTENTS

SECTION 1. INTRODUCTION.....	1
1.1 STATUTORY BASIS FOR THE REDEVELOPMENT PLAN.....	1
1.2 DESCRIPTION OF THE REDEVELOPMENT AREA.....	2
SECTION 2. THE PUBLIC PURPOSE.....	6
2.1 REDEVELOPMENT GOALS AND OBJECTIVES.....	6
2.2 RELATIONSHIP TO LOCAL OBJECTIVES.....	7
Consistency with Economic Development Objectives.....	9
SECTION 3. THE REDEVELOPMENT PLAN.....	12
3.1 PLAN OVERVIEW.....	12
3.2 DEFINITIONS.....	13
3.3 WAIVERS.....	13
3.4 LAND USE AND DEVELOPMENT REQUIREMENTS.....	13
3.4.1 PERMITTED PRINCIPAL USES.....	13
3.4.2 PERMITTED ACCESSORY USES.....	14
3.4.3 BULK STANDARDS.....	14
3.4.4 TRACT BASED STANDARDS.....	15
3.4.5 BUFFER REQUIREMENTS.....	16
3.4.6 FENCE.....	17
3.4.10 STORMWATER MANAGEMENT.....	18
3.4.11 TREE REMOVAL AND MITIGATION.....	18
3.4.12 PERFORMANCE STANDARDS.....	19
3.4.13 SIGNAGE.....	19
3.4.14 SHARED ACCESS AND CROSS ACCESS.....	19
3.4.15 ENVIRONMENTAL AND NUISANCE CONTROLS.....	19
3.5 OFF-SITE IMPROVEMENTS.....	20
3.6 STATE AND FEDERAL REGULATIONS.....	20
3.6.1 LANDFILL CLOSURE COMPLIANCE.....	20
3.7 AFFORDABLE HOUSING REQUIREMENTS.....	21
SECTION 4. GENERAL PROVISIONS.....	22
4.1 RELATIONSHIP TO THE ZONING ORDINANCE.....	22
4.2 ACQUISITION AND RELOCATION.....	22
4.3 RELATIONSHIP WITH OTHER PLANS.....	22
4.3.1 PLANS OF ADJACENT MUNICIPALITIES.....	22
4.3.2 STATE DEVELOPMENT AND REDEVELOPMENT PLAN.....	22
4.3.3 SOMERSET COUNTY FRAMEWORK.....	23
4.3.4 RELATIONSHIP TO THE REDEVELOPMENT AND PROPERTY SALE AGREEMENT.....	23
SECTION 5. PROCEDURAL REQUIREMENTS.....	24
5.1 AMENDING THE REDEVELOPMENT PLAN.....	24
5.2 CERTIFICATE OF COMPLETION.....	24
5.3 APPROVAL PROCESS.....	24
5.3.1 TOWNSHIP COMMITTEE REVIEW.....	24
5.4 REDEVELOPER DESIGNATION/AGREEMENT.....	25
APPENDIX A: SUNNYMEAD LANDFILL ACTION TIMELINE.....	27

SECTION 1. INTRODUCTION

1.1 STATUTORY BASIS FOR THE REDEVELOPMENT PLAN

This Redevelopment Plan has been prepared pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”).

On September 25, 2007, the Township Committee adopted a resolution accepting the recommendation of the Planning Board to designate Block 182, Lot 7.02, the former site of the Sunnymead Landfill, as an Area in Need of Redevelopment (Non-Condemnation).

On June 27, 2023, the Township entered into a Redevelopment and Property Sale Agreement with Joseph Horner, Fifty James, LLC, and Sunnymead Ventures, LLC (collectively, the “Redeveloper”), contingent upon designation as redeveloper and acquisition of ownership of Lot 7.02.

Thereafter, the Township’s Planning and Zoning Department prepared an investigation report to evaluate whether Block 182, Lot 6 should also be designated as an Area in Need of Redevelopment.

On January 22, 2026, the Planning Board conducted a duly noticed public hearing to consider the investigation report and related testimony. Following the hearing, the Planning Board determined that Block 182, Lot 6 satisfies the statutory criteria for designation as an Area in Need of Redevelopment (Non-Condemnation), including pursuant to N.J.S.A. 40A:12A-3, which permits the inclusion of parcels not themselves detrimental to the public health, safety, or welfare where such inclusion is necessary for the effective redevelopment of the area. The Planning Board adopted a resolution memorializing this determination on February 5, 2026.

Following the Planning Board’s recommendation, the Township Committee adopted Resolution R-132-2026 on March 24, 2026, designating Block 182, Lot 6 as an Area in Need of Redevelopment (Non-Condemnation) and authorizing the preparation of this Redevelopment Plan.

Accordingly, the Sunnymead Landfill Redevelopment Area consists of Block 182, Lots 6 and 7.02, and is subject to the land use regulations and development standards set forth herein.

1.2 DESCRIPTION OF THE REDEVELOPMENT AREA

The Redevelopment Area (see *Figure 1*) is located in Hillsborough Township, Somerset County, New Jersey. The area lies east of Route 206, north of the CSX rail line, and south of Falcon Road, with frontage along Sunnymead Road. The Redevelopment Area consists of Block 182, Lots 6 and 7.02, totaling approximately 14.829 acres, (see *Figures 1 and 2*).



Figure 1: Aerial image of Redevelopment Area

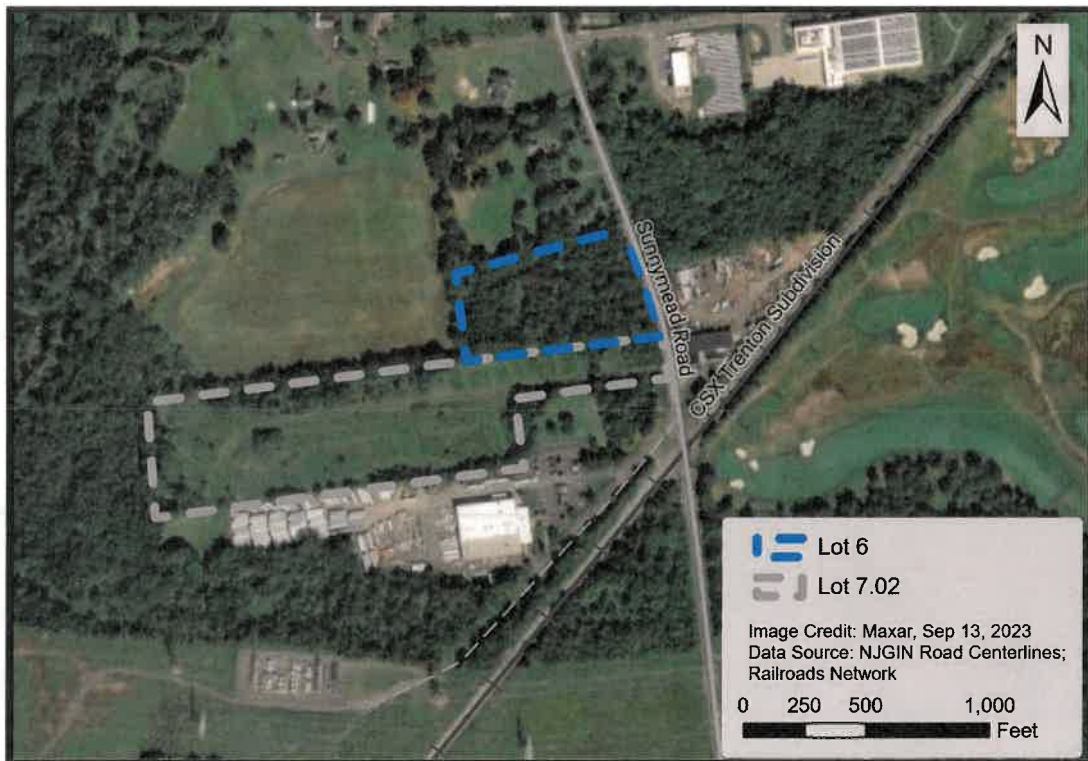


Figure 2: Aerial image of the Study Area and adjacent lot 7.02

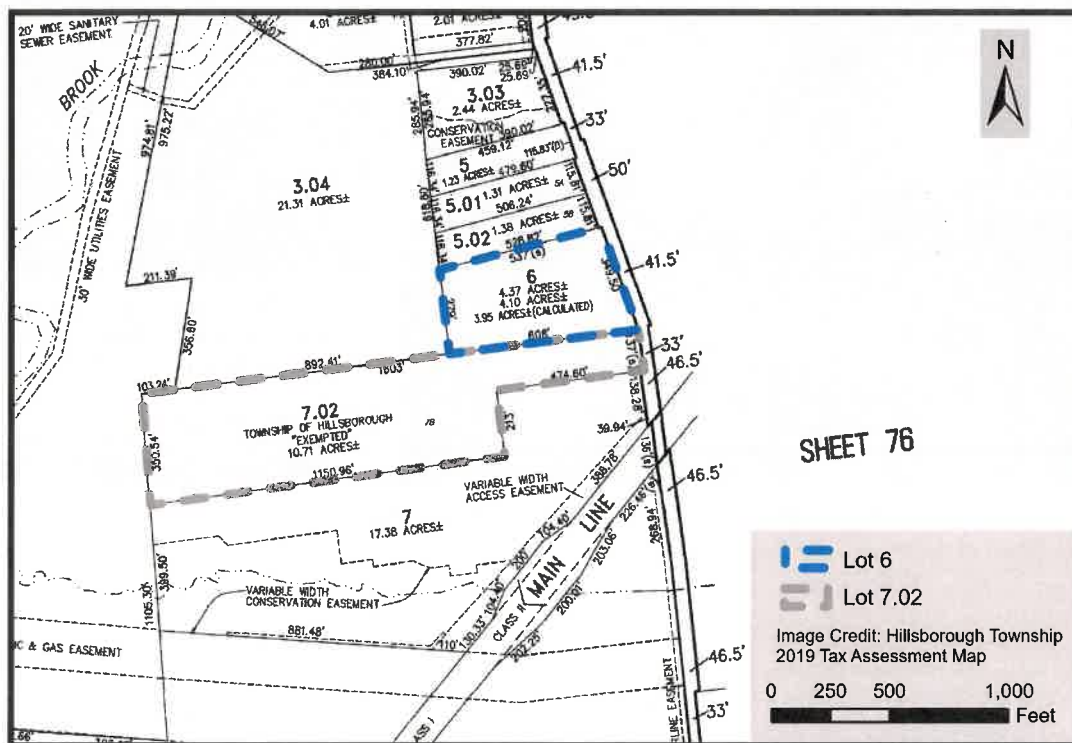


Figure 3: Tax map of Redevelopment Area

The redevelopment area is located within an existing sewer service area and is situated within an established land use pattern characterized by industrial development along the north side of the CSX rail line, with residential uses located further north along Sunnymead Road. To the south of the rail line, the area is characterized by a golf course and high-voltage transmission lines.

Block 182, Lot 6 consists of approximately 4.37 acres and is currently zoned Residential/Agricultural (RA). The parcel is undeveloped and primarily wooded. A portion of the property lies within an airport hazard overlay due to its proximity to Central Jersey Airport.

Block 182, Lot 7.02 is currently zoned Light Industrial (I-1) and contains the former Sunnymead Landfill, which was previously designated as an Area in Need of Redevelopment by Resolution of the Township Committee on September 25, 2007. The parcel is largely vacant and contains limited site improvements, including an approximately 375-square-foot garage-type structure associated with its prior use.



Figure 4: fotos of landfill in operation dated August 15th, 1963

Together, Lots 6 and 7.02 form a contiguous redevelopment area that represents a previously disturbed and underutilized site with the potential for coordinated redevelopment consistent with the Township's planning objectives.

A summary of key historical events associated with the development, operation, closure, and redevelopment planning of the Sunnymeade Landfill is provided in Appendix A.

Additional properties may be incorporated into the Redevelopment Area in the future, consistent with the Redevelopment and Property Sale Agreement and the procedures set forth in the Local Redevelopment and Housing Law.

SECTION 2. THE PUBLIC PURPOSE

2.1 REDEVELOPMENT GOALS AND OBJECTIVES

The goals and objectives of the Sunnymeade Landfill Redevelopment Plan are to guide the productive reuse of a formerly disturbed and underutilized property in a manner that is environmentally responsible, economically beneficial, and consistent with the Township's planning framework.

The specific goals and objectives of this Redevelopment Plan are as follows:

- A. Facilitate the adaptive reuse of the former Sunnymeade Landfill site in a manner that addresses existing environmental constraints, including landfill closure and post-closure requirements.*
- B. Promote appropriate industrial, recycling, and/or energy-related uses that are compatible with the surrounding land use pattern and the site's location within an established industrial corridor.*
- C. Ensure that redevelopment is coordinated with all applicable environmental regulations, including requirements of the New Jersey Department of Environmental Protection (NJDEP), and does not interfere with ongoing monitoring and remediation activities.*
- D. Encourage efficient land use and infrastructure utilization by directing development to a location with existing access to transportation networks and public utilities.*
- E. Support economic development and job creation through the redevelopment of a long-constrained property into a productive use that contributes to the Township's tax base.*
- F. Promote high-quality site design and development standards that ensure compatibility with adjacent uses and minimize potential impacts on surrounding properties.*
- G. Provide a unified planning framework for Block 182, Lots 6 and 7.02, allowing for coordinated redevelopment of both parcels.*

- H. Advance the Township's broader planning objectives by focusing development on previously disturbed land, thereby reducing pressure on agricultural and environmentally sensitive areas elsewhere in the Township.

2.2 RELATIONSHIP TO LOCAL OBJECTIVES

The purpose of this section is to demonstrate the consistency of the Sunnymeade Landfill Redevelopment Plan with the applicable local planning objectives of the Hillsborough Township Master Plan, as reaffirmed in the 2018 Reexamination Report.

The objective numbering below corresponds to the numbering set forth in the Township's 2018 Master Plan Reexamination Report.

Land Use Management

Applicable Master Plan Objectives:

Objective 2: The Township wants to continue and expand upon land use policies that guide development to suitable locations and at appropriate intensities, and provide for higher densities only in areas where public water and sewers and all other necessary public utilities as well as transportation infrastructure are available or provided.

Objective 4: Exercise stewardship over the lands and waters of Hillsborough Township to ensure that these resources are available for the sustenance and enjoyment of present and future generations.

Objective 5: Protect and maintain the prevailing rural character and unique sense of place within Hillsborough...

Consistency with Land Use Management Objectives

The Redevelopment Plan is consistent with the Township's land use management objectives by directing development to a location that is already served by infrastructure and characterized by existing industrial and utility uses.

The plan advances the Township's stewardship objective by promoting the reuse of a previously disturbed site rather than facilitating development on undeveloped land.

By concentrating more intensive uses within an appropriate location, the Redevelopment Plan supports the protection of agricultural lands and environmentally sensitive areas elsewhere in the Township.

Implementation of these objectives is further supported through the standards set forth in Section 3 of this Redevelopment Plan.

In addition, directing development to an area with existing infrastructure and an established industrial context reinforces an efficient and sustainable land use pattern.

Community Design

Applicable Master Plan Objectives:

Objective 3: Encourage the development of employment areas near residential neighborhoods with design that assures the peace and solitude of residents.

Objective 9: Require all non-residential development (e.g., industrial, office, commercial) to be compatible with nearby residential neighborhoods.

Consistency with Community Design Objectives

The Redevelopment Plan advances the Township's community design objectives by ensuring that nonresidential development is designed and operated in a manner that is compatible with nearby residential uses.

This is achieved through the application of site design, buffering, circulation, and performance standards set forth in Section 3 of this Redevelopment Plan. These standards are intended to minimize potential impacts on surrounding properties and ensure that development within the redevelopment area is appropriately integrated with the surrounding land use pattern.

These standards provide a clear and enforceable framework to ensure that development within the redevelopment area remains compatible with nearby residential uses over time.

Natural Resources

Applicable Master Plan Objectives:

Objective 1: Protect the environment and environmentally sensitive areas of the Township from destruction or degradation...

Objective 2: Preclude development in environmentally critical areas by minimizing any intrusion and implement strategies to mitigate impacts.

Objective 8: Protect groundwater supply and quality...

Consistency with Natural Resources Objectives

The redevelopment area contains environmental constraints associated with the former landfill, including methane generation and ongoing monitoring requirements. The Redevelopment Plan advances the Township's natural resource objectives by requiring that all development be designed and constructed in a manner that does not disturb landfill systems or interfere with environmental monitoring infrastructure.

Development within the redevelopment area must comply with all applicable NJDEP requirements, including the approved Closure and Post-Closure Plan. These requirements ensure the continued protection of groundwater, air quality, and surrounding environmental resources.

The adaptive reuse of a previously disturbed site further supports the Township's environmental objectives by reducing development pressure on undeveloped and environmentally sensitive lands elsewhere in the Township.

These requirements provide a clear and enforceable framework to ensure that redevelopment of the site occurs in a manner that protects environmental resources while maintaining compliance with all applicable regulatory standards.

Economic Development

Applicable Master Plan Objectives:

Objective 1: Provide expanded employment opportunities by encouraging development in appropriate areas for this purpose and consistent with available infrastructure and supporting services.

Objective 2: Promote employment opportunities and commercial services in locations compatible with existing and proposed development.

Objective 4: Encourage commercial development or redevelopment in suitable areas of the community that are most economically useful for commercial purposes.

Consistency with Economic Development Objectives

The Redevelopment Plan advances the Township's economic development objectives by facilitating the productive reuse of a long-constrained property in a location that is appropriate for industrial and related uses.

The redevelopment area is situated within an existing industrial corridor and is well suited for employment-generating uses that are compatible with surrounding

development patterns and available infrastructure. The plan supports the expansion of the Township's economic base by enabling the return of a previously unusable property to productive use.

The Redevelopment Plan also supports the efficient use of existing infrastructure by directing development to a location that is already served by transportation and utility systems, thereby reinforcing sound land use and economic planning principles.

These provisions provide a clear and coordinated framework to support economic development within the redevelopment area while ensuring consistency with the Township's overall planning objectives.

Conclusion

Based on the foregoing, the Sunnymeade Landfill Redevelopment Plan is consistent with the applicable goals and objectives of the Hillsborough Township Master Plan.

The Redevelopment Plan advances the Township's land use, environmental, and economic development policies by promoting the adaptive reuse of a previously disturbed and constrained site in a manner that is environmentally responsible, economically productive, and compatible with the surrounding land use pattern. The redevelopment area is located within an established development corridor and is appropriate for the types and intensity of uses permitted under this plan, particularly given its proximity to existing industrial and utility uses and available infrastructure.

The Redevelopment Plan further advances the Township's community design objectives by ensuring that nonresidential development is designed and operated in a manner that is compatible with nearby residential uses through the application of site design, buffering, circulation, and performance standards set forth herein, which collectively function to minimize potential impacts and ensure that redevelopment is appropriately integrated with surrounding land uses.

In addition, the plan incorporates environmental safeguards, including compliance with applicable NJDEP landfill closure and post-closure requirements, to ensure that redevelopment does not adversely affect environmental remediation systems and that groundwater, air quality, and other natural resources remain protected over the long term.

The Redevelopment Plan also supports the Township's broader planning strategy by directing development to a suitable and previously developed location, thereby reducing development pressure on agricultural lands and environmentally sensitive areas elsewhere in the Township and reinforcing an efficient and sustainable land use pattern.

As such, the Redevelopment Plan represents an appropriate, balanced, and coordinated implementation of the Township's long-standing planning objectives and establishes a clear, consistent, and enforceable framework for the redevelopment of the Sunnymead Landfill Redevelopment Area.

SECTION 3. THE REDEVELOPMENT PLAN

3.1 PLAN OVERVIEW

The former Sunnymeade landfill is subject to environmental controls associated with the approved landfill Closure and Post-Closure Plan. These include methane mitigation systems and environmental monitoring infrastructure.

Development within the redevelopment area must be designed so that it does not interfere with landfill monitoring systems or other environmental controls required by NJDEP. All development shall be coordinated with NJDEP requirements associated with landfill closure and post-closure conditions.

Development within the redevelopment area shall be comprehensively planned to ensure coordinated circulation, infrastructure, and site design across the tract, and may be required to be reviewed and approved as part of a unified site plan.

The redevelopment of the Sunnymeade Landfill Redevelopment Area shall be undertaken in a manner consistent with the terms and conditions of the Redevelopment and Property Sale Agreement dated June 27, 2023, as may be amended. The requirements set forth herein shall be in addition to, and not in lieu of, any obligations contained in the Redevelopment and Property Sale Agreement. In the event of a conflict between this Redevelopment Plan and the Redevelopment and Property Sale Agreement, the more restrictive provision shall apply, unless otherwise expressly determined by the Township Committee in writing.

For purposes of clarity and coordination, the Redevelopment and Property Sale Agreement shall govern, among other things, redevelopment timelines, financial obligations, redeveloper designation, and specific performance requirements.

Development timelines, including but not limited to landfill closure, submission of development applications, and completion of improvements, shall be as set forth in the Redevelopment and Property Sale Agreement, unless otherwise modified by the Township Committee.

The designated redeveloper for the Redevelopment Area shall be as set forth in the Redevelopment and Property Sale Agreement, which may designate a sole and exclusive redeveloper, subject to the terms and conditions therein.

All applicable fees, contributions, and financial obligations, including but not limited to non-residential development fees, escrow deposits, and infrastructure-related costs,

shall be imposed in accordance with applicable Township ordinances and the Redevelopment and Property Sale Agreement.

Notwithstanding any provision of this Redevelopment Plan to the contrary, nothing herein shall be construed to require any improvement or design standard that would compromise the integrity of the landfill cap or environmental remediation systems, or conflict with any NJDEP-approved Closure and Post-Closure Plan requirements.

3.2 DEFINITIONS

All terms used herein have the same meaning as defined in the Hillsborough Land Use and Development Ordinance unless otherwise specified in this Redevelopment Plan.

3.3 WAIVERS

Variation from the requirements set forth in this Redevelopment Plan may be necessary in certain unusual circumstances or to meet state or federal permit requirements. In such an instance, the Hillsborough Planning Board may waive certain bulk, parking or design requirements if the designated redeveloper demonstrates that such waiver will not substantially impair the intent of the Redevelopment Plan, and will not present a substantial detriment to the public health, safety and welfare. Any changes considered substantive or involving a use that is not permitted by this plan will require an amendment of this Redevelopment Plan in accordance with Section 5.1.

3.4 LAND USE AND DEVELOPMENT REQUIREMENTS

The following land use and development standards shall apply within the Sunnymead Landfill Redevelopment Area.

3.4.1 PERMITTED PRINCIPAL USES

The permitted uses set forth herein are intended to be consistent with and may expand upon the uses contemplated in the Redevelopment and Property Sale Agreement. Nothing herein shall be construed to limit the Township's authority to permit additional uses as part of the Redevelopment Plan, as permitted under the Local Redevelopment and Housing Law and the terms of the Redevelopment and Property Sale Agreement.

- A. Solar energy systems regulated by §188-76.
- B. Class B recycling facilities, subject to applicable NJDEP approvals.
- C. Office and office buildings.

- D. Self-storage facilities.
- E. Small-scale storage and distribution facilities.
- F. Manufacturing, processing, finishing and assembly of products completely within an enclosed building.
- G. Research and development facilities.
- H. Lumberyards and building material storage facilities.
- I. Contractor facilities.
- J. Indoor recreation facilities, including but not limited to fitness centers, gyms, training facilities, indoor sports facilities, climbing gyms, batting cages, pickleball, tennis courts, basketball courts, and similar uses facilities.
- K. Outdoor recreational facilities, including but not limited to: playgrounds, parks, parklets, basketball courts, tennis courts, batting cages, baseball fields, pickleball, and similar uses.
- L. Personal service establishments, including but not limited to salons, barbershops, spas, wellness services, and similar uses.
- M. Vehicle service facility.

3.4.2 PERMITTED ACCESSORY USES

- A. Parking and loading areas regulated by §188-68, except the maximum number of loading docks is 1 per 5,000 square feet.
- B. Trash and garbage collection areas.
- C. Outdoor storage regulated by §188-38 and §188-69A.
- D. Retail sales of goods and services limited to products manufactured by that company, such as a service center for office computers or copying machines, or the retail sale of secondhand, damaged or rejected products produced by the company, such as an outlet store, and which shall not exceed 5% of the gross floor area.
- E. Accessory uses customarily incidental and subordinate to a permitted principal use shall be permitted, provided such uses do not constitute a separate principal use.

3.4.3 BULK STANDARDS

Minimum Lot Area	2 acres
Minimum Lot Depth	300
Minimum Front Yard Setback	25 feet

Minimum Side Yard Setback	25 feet
Minimum Rear Yard Setback	25 feet
Minimum Lot Width	100 feet
Maximum Impervious Surface	80%
Maximum Building Height (feet)	35 feet
Maximum Floor Area Ratio	0.35

3.4.4 TRACT BASED STANDARDS

For the purposes of applying bulk, area, and design standards, the redevelopment area, or any portion thereof developed pursuant to a unified site plan, may be considered a single tract, notwithstanding any subdivision of the property.

Compliance with such standards may be measured across the entire redevelopment parcel, provided that the development is comprehensively planned and approved as part of a unified site plan.

Any subdivision of the redevelopment area shall be conditioned upon compliance with an approved overall site plan, or submission of a comprehensive development plan acceptable to the Planning Board, demonstrating that all applicable standards are satisfied on a tract-wide basis.

This Redevelopment Plan permits the use of economic or technical subdivisions to facilitate development of the Redevelopment Area as a unified project. Notwithstanding any subdivision of land that may occur for financing, conveyance, leasing, or ownership purposes, the bulk and area standards contained herein shall apply to the Redevelopment Area or overall development tract as a whole, and shall not be construed to apply independently to any individual lot or parcel created through such subdivision.

Lots created through economic or technical subdivision may therefore contain areas, dimensions, or other characteristics that do not independently conform to the bulk requirements of this Redevelopment Plan, provided that the Redevelopment Area or overall development tract, when evaluated in the aggregate, remains in compliance with the standards established herein.

Cross-access, shared parking, utility, drainage, stormwater management, and other easements may be established across the Redevelopment Area as necessary to ensure coordinated site development and operations and to maintain compliance with the requirements of this Redevelopment Plan.

A. To allow the site to function as a single integrated development, even if portions of the property are under separate ownership, economic or technical subdivisions may be permitted provided the following standards are satisfied:

1. The minimum overall tract area for development shall be 2 acres.
2. The maximum impervious coverage for the overall tract shall be 80%.
3. These requirements shall apply only to the overall Redevelopment Area or tract as a whole, and shall not apply to individual lots created through subdivision.

The purpose of this provision is to allow individual buildings or development areas within the Redevelopment Area to be located on separate lots while maintaining coordinated development across the entire tract. Compliance with the above standards shall be measured on a tract-wide basis. Individual subdivided lots may exceed these percentages, provided that the aggregate development of the overall tract remains in compliance with the maximum coverage standards established in this Redevelopment Plan.

No subdivision shall be approved that would impair the ability of the redevelopment area to comply with the requirements of this Redevelopment Plan.

3.4.5 BUFFER REQUIREMENTS

Buffer areas shall be provided in accordance with §188-38 (Buffer and Screening Requirements) and §188-69 (Outdoor Storage), except as modified herein.

Where the redevelopment area abuts residential uses or residential zoning districts, a minimum buffer width of 30 feet shall be provided.

All required buffer areas shall incorporate appropriate screening elements, including landscaping, fencing, berms, or a combination thereof, consistent with the design and performance standards set forth in §188-38, except within any

areas that cannot be disturbed due to environmental constraints, regulatory restrictions, or required preservation measures.

Buffer areas shall also be provided around loading areas, outdoor storage areas, and refuse collection areas where such features are visible from public streets or adjacent residential properties.

3.4.6 FENCE

Fences and walls shall be constructed of durable materials and shall be finished in textures and colors that are complementary to the overall architectural design of the development.

Fence and wall heights shall not exceed six (6) feet, unless a greater height is demonstrated to be necessary for security, safety, or operational purposes and approved by the Planning Board.

Fencing associated with outdoor storage or refuse areas shall be coordinated with required screening and buffering to ensure visual mitigation from public streets and adjacent residential uses.

3.4.7 MULTIPLE PERMITTED USES

Multiple principal buildings and uses may be permitted within the redevelopment area and on a single lot, subject to the requirements of §188-74 of the Hillsborough Township Land Use and Development Ordinance.

3.4.8 PHASING

Development within the redevelopment area may be constructed in phases. Each phase shall be designed to function independently or as part of an integrated overall development and shall be subject to Planning Board approval.

3.4.9 SURFACE AND PAVEMENT REQUIREMENTS

Unless otherwise required for circulation, fire access, or ADA compliance, pavement shall not be required for outdoor storage areas, including areas used for the storage of industrial equipment, construction vehicles, or similar uses.

Such areas may be improved with crushed stone, gravel, or similar pervious or semi-pervious materials, subject to Planning Board approval.

All access drives, parking areas, and loading areas intended for regular vehicular circulation shall be constructed in accordance with §188-68 of the Hillsborough

Township Land Use and Development Ordinance unless otherwise approved by the Planning Board.

Nothing herein shall be construed to require improvements that would compromise the integrity of the landfill cap or environmental remediation systems.[]

3.4.10 STORMWATER MANAGEMENT

Development within the redevelopment area shall comply with the requirements of the Hillsborough Township Stormwater Control Ordinance (Chapter 262 of the Township Code), including all applicable design standards, performance standards, and submission requirements, as may be amended. All applicable stormwater fees shall apply, including, but not limited to, Maintenance Fees (§262-12D(4)) and Stormwater Improvement Fees (§262-31).

The development shall comply with all applicable New Jersey Department of Environmental Protection (NJDEP) stormwater management regulations.

In addition, the redeveloper shall comply with any stormwater management, maintenance, inspection, and reporting obligations set forth in the Redevelopment and Property Sale Agreement.

3.4.11 TREE REMOVAL AND MITIGATION

Tree removal and mitigation within the redevelopment area shall comply with the applicable requirements of Chapter 188, Article IX (Tree Preservation), including §§188-160 through 188-166, of the Hillsborough Township Land Use and Development Ordinance, as may be amended.

Notwithstanding the above, the Planning Board may permit modifications to tree replacement and mitigation requirements where it determines that strict compliance would be impracticable due to site-specific conditions, including, but not limited to:

- A. landfill closure requirements;
- B. the need to implement or maintain environmental remediation measures;
- C. existing environmental constraints;
- D. NJDEP regulatory requirements; or
- E. site engineering limitations.

In making such determination, the Planning Board may also consider whether strict compliance would interfere with or materially impede the implementation of required landfill closure, environmental controls, or long-term monitoring systems.

In such cases, the Planning Board may approve alternative compliance measures, including reduced replacement quantities, off-site mitigation, contributions in lieu of planting, or other measures deemed appropriate to achieve the intent of the Township's tree preservation objectives.

3.4.12 PERFORMANCE STANDARDS

All uses shall comply with the performance standards contained in §188-72 and §188-107G of the Hillsborough Township Land Development Ordinance.

3.4.13 SIGNAGE

Signage within the redevelopment area shall comply with the requirements set forth in §188-83K of the Hillsborough Township Land Use and Development Ordinance, as may be amended.

The Planning Board may require that signage be designed to be consistent with the architectural character of the development and to minimize visual impacts on adjacent properties and roadways.

3.4.14 SHARED ACCESS AND CROSS ACCESS

To promote efficient circulation and reduce the number of access points, shared access and parking arrangements between adjoining properties are encouraged.

Where appropriate, the Planning Board may require the provision of cross-access easements, shared driveways, or interconnected parking areas to facilitate vehicular and pedestrian movement between adjacent lots.

Such arrangements shall be designed to minimize traffic impacts on public roadways, improve internal site circulation, and support coordinated development within the redevelopment area.

3.4.15 ENVIRONMENTAL AND NUISANCE CONTROLS

Uses within the redevelopment area shall not create hazardous or injurious conditions affecting surrounding properties. The Planning Board may require mitigation measures, buffering, or operational controls to ensure compatibility with surrounding land uses.

3.5 OFF-SITE IMPROVEMENTS

The designated redeveloper, or other party responsible for development within the redevelopment area, shall be responsible for the installation or upgrade of infrastructure and utilities necessary to support the proposed development, whether on-site or off-site, as determined through the development review process.

Such infrastructure may include, but is not limited to, gas, electric, water, sanitary and storm sewers, traffic control devices, telecommunications, streets, curbs, sidewalks, and street lighting.

All improvements shall comply with applicable local, state, and federal regulations, including the Americans with Disabilities Act, and shall be subject to review and approval by the appropriate governmental agencies.

3.6 STATE AND FEDERAL REGULATIONS

Development shall not interfere with landfill closure requirements, methane mitigation systems, environmental monitoring infrastructure, or other requirements imposed by NJDEP, as further set forth in Section 3.6.1 below.

Development within the redevelopment area shall comply with all applicable federal, state, county, and local regulations. Development within the redevelopment area shall also comply with all applicable NJDOT Division of Aeronautics and FAA regulations, including any applicable permitting or height limitation requirements associated with the Airport Hazard Area overlay. Approval of this Redevelopment Plan does not eliminate the requirement to obtain permits from other governmental agencies including the New Jersey Department of Environmental Protection.

3.6.1 LANDFILL CLOSURE COMPLIANCE

All development within the redevelopment area shall be designed, constructed, and operated in full compliance with the approved landfill Closure and Post-Closure Plan and all applicable NJDEP requirements.

The redeveloper shall be responsible for ensuring that no activity disturbs, compromises, or interferes with landfill closure systems, including but not limited to caps, methane mitigation systems, monitoring wells, and related infrastructure.

Any disturbance of landfill materials or closure systems shall be strictly prohibited unless expressly authorized by NJDEP.

The redeveloper shall be responsible for maintaining all required environmental controls and monitoring systems in accordance with NJDEP requirements and any applicable permits or approvals.

The redeveloper shall comply with all applicable NJDEP financial assurance and financial plan requirements associated with landfill closure and post-closure care, including any required Closure and Post-Closure Financial Plan or equivalent financial assurance mechanism required by NJDEP.

All development shall be coordinated with NJDEP and any other applicable regulatory agencies to ensure continued compliance with environmental regulations and long-term protection of public health, safety, and welfare.

3.7 AFFORDABLE HOUSING REQUIREMENTS

Any nonresidential development within the redevelopment area shall be subject to the payment of development fees in accordance with § 188-139.5, as may be amended from time to time.

SECTION 4. GENERAL PROVISIONS

4.1 RELATIONSHIP TO THE ZONING ORDINANCE

The standards contained within this Redevelopment Plan shall supersede any conflicting provisions of the Hillsborough Township Land Use and Development Ordinance. Where a particular land use or development standard is not addressed herein, the applicable provisions of the Township Code shall apply.

All development within the redevelopment area shall be subject to site plan approval by the Hillsborough Township Planning Board in accordance with the Municipal Land Use Law and applicable Township ordinances.

The Hillsborough Township Zoning Map is hereby amended to incorporate the boundaries of the redevelopment area (see Figure 1) and to establish the "Sunnymead Redevelopment Area" as a zoning designation governing the subject properties.

4.2 ACQUISITION AND RELOCATION

This Redevelopment Plan does not authorize the acquisition of property by Hillsborough Township, and no condemnation is proposed in connection with the redevelopment area.

4.3 RELATIONSHIP WITH OTHER PLANS

This Redevelopment Plan is intended to be implemented in coordination with the Redevelopment and Property Sale Agreement and other applicable Township planning documents.

4.3.1 PLANS OF ADJACENT MUNICIPALITIES

The Redevelopment Area is located entirely within Hillsborough Township and is not adjacent to any municipal boundary. As such, redevelopment of the site is not anticipated to have any direct impacts on neighboring municipalities.

4.3.2 STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The New Jersey State Development and Redevelopment Plan (SDRP) provides a framework for coordinating land use planning and growth across the State. The Redevelopment Area is located within the Suburban Planning Area, which is intended to accommodate growth in a compact and efficient manner while protecting natural resources.

The Redevelopment Plan is consistent with the SDRP by promoting the reuse of a previously disturbed and underutilized site within an established development corridor. The plan supports the State's goals of economic development, environmental protection, and efficient land use by encouraging appropriate industrial and related uses in a location with existing infrastructure.

In addition, continued compliance with the Closure and Post-Closure Plan for the former landfill advances State objectives related to environmental remediation, natural resource protection, and pollution reduction.

4.3.3 SOMERSET COUNTY FRAMEWORK

The Redevelopment Area is located within a Local Planning Area (LPA) as identified in the Somerset County Investment Framework. LPAs represent areas where land use planning, infrastructure investment, and development decisions are guided at the local level in coordination with County planning objectives.

The Redevelopment Plan is consistent with the Somerset County Investment Framework by promoting the reuse of a previously disturbed and underutilized site within an established development corridor. The plan supports County objectives by encouraging appropriate economic development, efficient land use, and reinvestment in areas where infrastructure and services are available.

4.3.4 RELATIONSHIP TO THE REDEVELOPMENT AND PROPERTY SALE AGREEMENT

Nothing in this Redevelopment Plan shall be construed to relieve the redeveloper of any obligation set forth in the Redevelopment and Property Sale Agreement. The requirements of this Redevelopment Plan shall be in addition to, and not in lieu of, any such obligations.

SECTION 5. PROCEDURAL REQUIREMENTS

5.1 AMENDING THE REDEVELOPMENT PLAN

This Redevelopment Plan may be amended by ordinance of the Township Committee in accordance with the Local Redevelopment and Housing Law.

5.2 CERTIFICATE OF COMPLETION

Upon inspection and verification by Hillsborough Township's redevelopment entity that the redevelopment of a parcel subject to a redevelopment agreement has been completed in accordance with the requirements of this Redevelopment Plan and any applicable redevelopment agreement, a Certificate of Completion and Compliance shall be issued to the redeveloper.

This Redevelopment Plan shall remain in effect until such time as the redevelopment area, or applicable portions thereof, has been redeveloped in accordance with this Redevelopment Plan and the Township Committee determines that the Redevelopment Plan is no longer required.

5.3 APPROVAL PROCESS

The following procedures will be followed for all properties in the redevelopment area to ensure maximum compliance with the Redevelopment Plan.

5.3.1 TOWNSHIP COMMITTEE REVIEW

The Township Committee, acting as the redevelopment entity, shall review all proposed redevelopment projects within the redevelopment area to determine consistency with this Redevelopment Plan and any applicable Redevelopment Agreement.

Such review shall occur prior to the submission of any formal development application to the Planning Board.

As part of this review, the Township Committee may consider site planning, layout, and building design elements to ensure that the proposed development advances the goals and objectives of this Redevelopment Plan. The Township Committee may provide comments and recommendations to guide the development prior to formal application.

5.3.2 PLANNING BOARD

Following review by the Township Committee, all development applications shall be submitted to the Hillsborough Township Planning Board for review and approval in

accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and applicable Township ordinances.

The Planning Board shall not deem any application complete unless the applicant has demonstrated that the proposed development has been reviewed by the Township Committee and found to be generally consistent with this Redevelopment Plan and any applicable Redevelopment Agreement.

The Planning Board may grant waivers from the design, bulk, or other requirements of this Redevelopment Plan in accordance with Section 3.3 herein, provided that such waivers do not substantially impair the intent of the Redevelopment Plan.

Any proposed deviation involving a use not permitted by this Redevelopment Plan, or any change determined to be a substantial amendment, shall require an amendment to this Redevelopment Plan in accordance with Section 5.1. The Township Committee may approve or deny such amendment at its sole discretion.

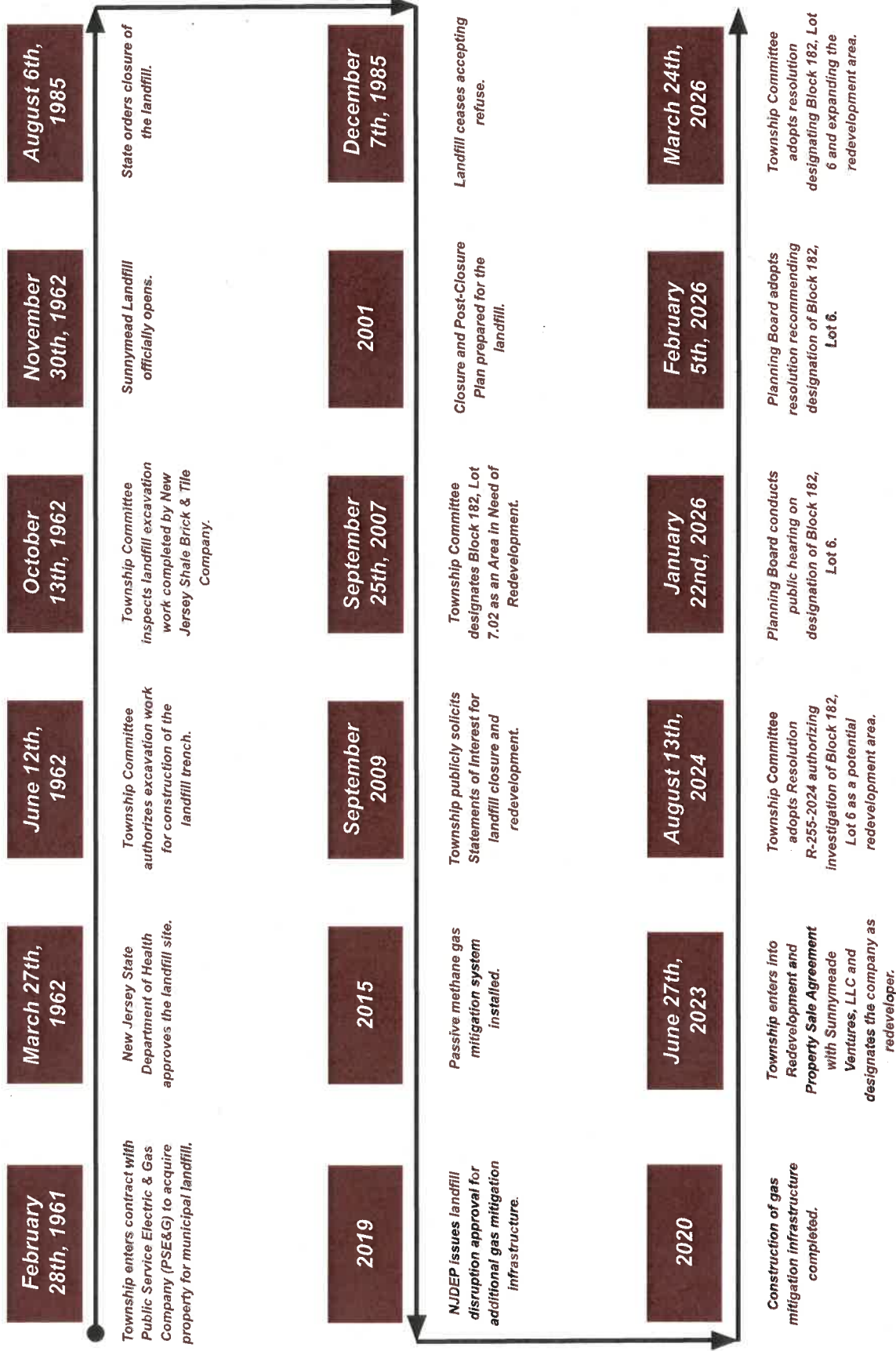
5.4 REDEVELOPER DESIGNATION/AGREEMENT

Sunnymeade Ventures, LLC and Joseph Horner were previously designated redeveloper for Block 182, Lot 7.02. The Township Committee may determine whether that designation applies to the expanded redevelopment area.

The Township has entered into a Redevelopment and Property Sale Agreement dated June 27, 2023 with the designated redeveloper.

The rights and obligations of the redeveloper shall be governed by said agreement, as may be amended. Nothing in this Redevelopment Plan shall be construed to alter or supersede the contractual obligations established therein.

APPENDIX A: SUNNYMEAD LANDFILL ACTION TIMELINE





Township of Hillsborough

COUNTY OF SOMERSET
THE PETER J. BIONDI BUILDING
379 SOUTH BRANCH ROAD
HILLSBOROUGH, NJ 08844
(908) 369-4313
www.hillsboroughnj.gov

Resolution Accepting The Recommendation Of The Planning Board And Designating Block 182, Lot 6, (Sunnymead Road) As A Non-Condemnation Area In Need Of Redevelopment And Expanding The Sunnymead Landfill Redevelopment Area

Whereas, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

Whereas, Sunnymead Ventures, LLC, is the owner of the property identified as Sunnymead Road, Block 182, Lot 7.02, Hillsborough, New Jersey, consisting of approximately 10.71 acres ("Property"); and

Whereas, the Property is the site of a former landfill which requires closure in accordance with applicable law; and

Whereas, on September 25, 2007, the Township Committee adopted a Resolution designating the Property as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5; and

Whereas, in September 2009, the Township publicly solicited Statements of Interest for closure of the landfill and redevelopment of the Property; and

Whereas, in response to the publicly solicited Statements of Interest, Sunnymead Ventures offered to assume responsibility for closure and monitoring of the landfill in consideration for the Township transferring title to the Property to Sunnymead Ventures and the Township adopting a mutually agreeable Redevelopment Plan for the Property; and

Whereas, since 2009, Township and Sunnymead Ventures collectively pursued with the New Jersey Department of Environmental Protection a mutually agreeable closure and monitoring plan for the Property; and

Whereas, the Township installed a passive methane mitigation system at the Property and engaged in gas monitoring; and

Whereas, Sunnymead Ventures installed complements to the passive methane mitigation system at the Property and engaged in gas monitoring; and

Whereas, on June 27, 2023, the Township and Sunnymead Ventures entered into a Redevelopment and Property Sale Agreement for the Property and title to the Property has since been transferred to Sunnymead Ventures in accordance therewith; and

Whereas, the Redevelopment and Property Sale Agreement contemplated Sunnymead Ventures acquiring adjacent property identified as Sunnymead Road, Block 182, Lot 6, Hillsborough, New Jersey, consisting of approximately 4.37 acres, to be considered for designation as an area in need of redevelopment and

included in the redevelopment area; and

Whereas, on August 13, 2024, the Township Committee adopted Resolution R-255-2024 authorizing the Planning Board to conduct a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the property identified as Sunnymead Road, Block 182, Lot 6, consisting of approximately 4.37 acres ("Study Area"), should be designated as a non-condemnation area in need of redevelopment; and

Whereas, the Planning and Zoning Department prepared a report entitled "Amended Sunnymead Landfill Redevelopment Area Preliminary Investigation Report – Addition of Block 182, Lot 6," analyzing the property's existing land uses, site conditions, and planning context; and

Whereas, the Planning Board conducted a duly noticed public hearing on January 22, 2026, in accordance with N.J.S.A. 40A:12A-6 to consider the findings of the investigation report and hear testimony and public comment regarding whether the Study Area should be designated as a non-condemnation area in need of redevelopment; and

Whereas, testimony and evidence presented at the public hearing demonstrated that the property has remained vacant and underutilized for more than fifty (50) years and exhibits conditions consistent with Criterion "e" of N.J.S.A. 40A:12A-5, which applies where property exhibits a growing or total lack of proper utilization resulting in a stagnant or unproductive condition of land; and

Whereas, the Planning Board determined that inclusion of Block 182, Lot 6, within the existing Sunnymead Landfill Redevelopment Area would facilitate implementation of a comprehensive redevelopment strategy for the area; and

Whereas, the Planning Board adopted a Resolution on February 5, 2026, recommending that the Township Committee designate Block 182, Lot 6, as a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-6; and

WHEREAS, after review of the report and recommendation of the Planning Board, the Township Committee has determined that the Study Area satisfies the statutory criteria of N.J.S.A. 40A:12A-5 and should be designated as an area in need of redevelopment.

Now, Therefore, Be It Resolved by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, as follows: (1) the Township Committee hereby accepts the findings and recommendation of the Planning Board and designates the property identified as Sunnymead Road, Block 182, Lot 6, Hillsborough Township, New Jersey as a non-condemnation area in need of redevelopment and that said property be incorporated into and made part of the Sunnymead Landfill Redevelopment Area; (2) the boundary of the Sunnymead Landfill Redevelopment Area shall consist of Block 182, Lot 7.02, and Block 182, Lot 6, as shown in the investigation report and Planning Board Resolution; (3) the Township Clerk shall forward a copy of this Resolution to the Commissioner of the Department of Community Affairs for review pursuant to N.J.S.A. 40A:12A-6; (4) the Township Clerk shall forward a copy of this Resolution to all record property owners within the delineated redevelopment area and upon each person who may have filed a written objection thereto and stated upon written submission an address to which notice may be sent; and (5) the Township Planning Director is hereby authorized to prepare a redevelopment plan for the Redevelopment Area in accordance with N.J.S.A. 40A:12A-7 which plan shall be referred to the Planning Board for review upon introduction.

I, Sarah Brake, Township Clerk, hereby certify that the above resolution is a true and correct copy of a resolution adopted by the Township Committee of the Township of Hillsborough at a regular and duly convened meeting held on March 24, 2026. In witness thereof, I have set my hand and affixed the seal of the Township of Hillsborough.

R-132-2026

Consent # 7.



A handwritten signature, possibly reading 'SA', is written over a horizontal line. The signature is enclosed within a faint, circular official stamp.

**Resolution No.
Hillsborough Township Planning Board
Somerset County, State of New Jersey**

**RESOLUTION OF MEMORIALIZATION CONFIRMING RECOMMENDATION
SUPPORTING THE ADOPTION OF ORDINANCE NO. 2026-07, ORDINANCE
ADOPTING “SUNNYMEAD LANDFILL REDEVELOPMENT PLAN” FOR THE
PROPERTY IDENTIFIED AS SUNNYMEAD ROAD, BLOCK 142, LOTS 6 AND 7.02,
PREVIOUSLY DETERMINED TO BE A NON-CONDEMNATION REDEVELOPMENT
AREA AND AMENDING CHAPTER 188 “LAND USE AND DEVELOPMENT” OF THE
MUNICIPAL CODE OF THE TOWNSHIP OF HILLSBOROUGH TO ESTABLISH A
NEW “SUNNYMEAD LANDFILL REDEVELOPMENT DISTRICT” THE
DEVELOPMENT OF WHICH TO BE IN ACCORDANCE WITH THE
REDEVELOPMENT PLAN.**

WHEREAS, the Township of Hillsborough (“Township”), County of Somerset, State of New Jersey previously designated Block 182, Lot 7.02 as a Non-Condemnation Area in Need of Redevelopment and subsequently designated Block 182, Lot 6 as a Non-Condemnation Area in Need of Redevelopment, thereby establishing the redevelopment area consisting of Block 182, Lots 6 and 7.02; and,

WHEREAS, the Township Committee has referred Ordinance No. 2026-07, entitled “An Ordinance Adopting “Sunnymead Landfill Redevelopment Plan” For The Property Identified As Sunnymead Road, Block 182, Lots 6 and 7.02, Previously Determined To Be A Non-Condemnation Redevelopment Area And Amending Chapter 188, “Land Use Development” Of The Municipal Code Of The Township Of Hillsborough To Establish A New “Sunnymead Landfill Redevelopment District” The Development Of Which To Be In Accordance With The Redevelopment Plan” to the Township of Hillsborough Planning Board (“Planning Board”) for their review and consideration; and,

WHEREAS, the members of the Planning Board reviewed the proposed Ordinance and conducted a discussion of same at a public hearing of the Planning Board on June 11, 2026; and,

WHEREAS, the Planning Board, having considered the memorandum from David Kois, PP, AICP, Planning Director/Deputy Zoning Official, dated June 9, 2026, finds that the proposed Ordinance 2026-07 would adopt the Sunnymead Landfill Redevelopment Plan for Block 182, Lots 6 and 7.02; establish the Sunnymead Landfill Redevelopment Plan District; and, amend Chapter 188: Land Use and Development, accordingly. The redevelopment area consists of approximately 14.83 acres and includes the former Sunnymead Landfill and adjacent lands previously designated

as a non-condemnation redevelopment area. The Redevelopment Plan establishes permitted land uses, tract-based development standards, environmental protections, buffering requirements, and procedures governing redevelopment of the site. The former Sunnymeade Landfill has been subject of redevelopment planning efforts for many years and presents unique environmental and land use considerations associated with landfill closure and post-closure requirements. The Redevelopment Plan is intended to facilitate the productive reuse of a previously disturbed and constrained property while ensuring continued compliance with applicable NJDEP (New Jersey Department of Environmental Protection) requirements and protection of environmental monitoring and remediation systems; and,

WHEREAS, from a Master Plan perspective, the proposed Ordinance is substantially consistent with and designed to effectuate the goals and objectives of the Hillsborough Township Master Plan. The Redevelopment Plan advances the Master Plan's land use objectives by directing development to a location already served by infrastructure and situated within an established industrial corridor. Additionally, the Redevelopment Plan promotes the adaptive reuse of a previously disturbed property rather than encouraging development on undeveloped land and supports the Township's longstanding objective of focusing more intensive development in appropriate locations while reducing development pressure on agricultural lands and environmentally sensitive areas elsewhere in the Township. The Redevelopment Plan further advances the Master Plan's community design objectives through the application of buffering, site design, circulation, and performance standards intended to ensure compatibility with nearby residential properties. The Redevelopment Plan also advances the Township's environmental objectives by requiring compliance with all applicable landfill closure and post-closure requirements, and by ensuring that redevelopment does not compromise environmental remediation measures, methane mitigation systems, monitoring wells, or other environmental controls associated with the former landfill. The Redevelopment Plan is also consistent with the Master Plan's economic development objectives by facilitating the productive reuse of a long-constrained property within an established employment corridor. The redevelopment of the area provides an opportunity to support employment-generating uses, strengthen the Township's tax base, and promote reinvestment in an area already characterized by industrial and utility-related development. The Redevelopment Plan establishes a unified redevelopment district and coordinated planning framework for the redevelopment area. The Plan provides land use, design,

environmental, and operational standards tailored to the unique characteristics of the site and is intended to facilitate the productive reuse of a previously disturbed and constrained property in a manner that is compatible with surrounding land uses and consistent with applicable environmental requirements. This coordinated approach is consistent with the public purposes underlying the redevelopment designation and the Township's broader planning objectives.

WHEREAS, the Planning Board finds that the proposed Ordinance is consistent with the Township's Master Plan and recommends adoption of same by the Township Committee in accordance with law, including N.J.S.A. 40:55D-26.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Hillsborough, County of Somerset, State of New Jersey that the Board fully supports the introduction and adoption by the Township Committee of the Township of Hillsborough of Ordinance No. 2026-07 entitled "Ordinance Adopting "Sunnymead Landfill Redevelopment Plan" For The Property Identified As Sunnymead Road, Block 182, Lots 6 And 7.02, Previously Determined To Be A Non-Condemnation Redevelopment Area And Amending Chapter 188 "Land Use And Development" Of The Municipal Code Of The Township Of Hillsborough To Establish A New "Sunnymead Landfill Redevelopment District" The Development Of Which To Be In Accordance With The Redevelopment Plan" and submits this Resolution on behalf of such; and,

BE IT FURTHER RESOLVED the Planning Board hereby authorizes the Township's Planning Director and/or other Board professionals to forward the Resolution and provide their commentary to the Township Committee and its officials.

So resolved on this 9th day of July 2026.

PLANNING BOARD OF
TOWNSHIP OF HILLSBOROUGH

Date signed: July 09, 2026

By:


John Ciocarelli, Chairman

Motion to recommend proposed Ordinance No. 2026-07 taken at hearing on June 11, 2026.

Moved by Vice Chairman Peason; Seconded by Deputy Mayor Lipani.

<u>Recorded Vote</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	<u>Not Voting</u>
Chairman John Ciccarelli	X				
Vice Chairman Robert Peason	X				
Board Secretary Bruce Radowitz	X				
Mayor Catherine Payne				X	
Deputy Mayor Shawn Lipani	X				
Board Member Jason Flagg	X				
Board Member Carl Suraci				X	
Board Member Angelo Vitale	X				
Seat Alt. #1 Surajit Deb				X	
Seat Alt. #2 Jason Smith	X				

The above Resolution is certified to be a true copy of a Resolution adopted by the Planning Board of the Township of Hillsborough, County of Somerset, State of New Jersey, at a public meeting held on June 11, 2026.

PLANNING BOARD OF TOWNSHIP OF HILLSBOROUGH

By: 
Debora Padgett, Clerk

By: 
John Ciccarelli, Chairman

Date signed: July 10, 2026

Date signed: July 09, 2026



Township of Hillsborough

COUNTY OF SOMERSET
THE PETER J. BIONDI BUILDING
379 SOUTH BRANCH ROAD
HILLSBOROUGH, NJ 08844
(908) 369-4313
www.hillsboroughnj.gov

ORDINANCE 2026-07

Ordinance Adopting “Sunnymead Landfill Redevelopment Plan” For The Property Identified As Sunnymead Road, Block 182, Lots 6 And 7.02, Previously Determined To Be A Non-Condemnation Redevelopment Area And Amending Chapter 188 “Land Use And Development” Of The Municipal Code Of The Township Of Hillsborough To Establish A New “Sunnymead Landfill Redevelopment District” The Development Of Which To Be In Accordance With The Redevelopment Plan.

Whereas, Sunnymead Ventures, LLC, is the owner of the property identified as Sunnymead Road, Block 182, Lot 7.02, Hillsborough, New Jersey, consisting of approximately 10.71 acres (“Property”); and

Whereas, the Property is the site of a former landfill which requires closure in accordance with applicable law; and

Whereas, on September 25, 2007, the Township Committee adopted a Resolution designating the Property as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5; and

Whereas, in September 2009, the Township publicly solicited Statements of Interest for closure of the landfill and redevelopment of the Property; and

Whereas, in response to the publicly solicited Statements of Interest, Sunnymead Ventures offered to assume responsibility for closure and monitoring of the landfill in consideration for the Township transferring title to the Property to Sunnymead Ventures and the Township adopting a mutually agreeable Redevelopment Plan for the Property; and

Whereas, since 2009, the Township and Sunnymead Ventures collectively pursued with the New Jersey Department of Environmental Protection a mutually agreeable closure and monitoring plan for the Property; and

Whereas, the Township installed a passive methane mitigation system at the Property and engaged in gas monitoring; and

Whereas, Sunnymead Ventures installed complements to the passive methane mitigation system at the Property and engaged in gas monitoring; and

Whereas, on June 27, 2023, the Township and Sunnymead Ventures entered into a Redevelopment and Property Sale Agreement for the Property and title to the Property has since been transferred to Sunnymead Ventures in accordance therewith; and

Whereas, the Redevelopment and Property Sale Agreement contemplated Sunnymead Ventures acquiring adjacent property identified as Sunnymead Road, Block 182, Lot 6, Hillsborough, New Jersey, consisting of approximately 4.37 acres, to be considered for designation as an area in need of redevelopment and included in the redevelopment area; and

Whereas, on August 13, 2024, the Township Committee adopted Resolution R-255-2024 authorizing the Planning Board to conduct a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the property identified as Sunnymead Road, Block 182, Lot 6, consisting of approximately 4.37 acres ("Study Area"), should be designated as a non-condemnation area in need of redevelopment; and

Whereas, the Planning and Zoning Department prepared a report entitled "Amended Sunnymead Landfill Redevelopment Area Preliminary Investigation Report – Addition of Block 182, Lot 6," analyzing the property's existing land uses, site conditions and planning context; and

Whereas, on January 22, 2026, the Planning Board conducted a duly noticed public hearing in accordance with N.J.S.A. 40A:12A-6 to consider the findings of the investigation report and hear testimony and public comment regarding whether the Study Area should be designated as a non-condemnation area in need of redevelopment; and

Whereas, on February 5, 2026, the Planning Board adopted a Resolution recommending that the Township Committee designate Block 182, Lot 6, as a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-6; and

Whereas, on March 24, 2026, the Township Committee adopted Resolution R-132-2026 determining that the Study Area satisfies the statutory criteria of N.J.S.A. 40A:12A-5 and should be designated as an area in need of redevelopment; and

Whereas, at the direction of the Township Committee, the "Sunnymead Landfill Redevelopment Plan" was prepared for the property identified as Sunnymead Road, Block 182, Lots 6 (+/- 4.37 acres) and 7.02 (+/- 10.71 acres), Hillsborough, New Jersey ("Redevelopment Area"); and

Whereas, the Township Committee has reviewed the "Sunnymead Landfill Redevelopment Plan" and desires to adopt said Redevelopment Plan.

Now, Therefore, Be It Ordained by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, as follows:

Section 1. The “Sunnymead Landfill Redevelopment Plan” for the Redevelopment Area identified as Sunnymead Road, Block 182, Lots 6 (+/- 4.37 acres) and 7.02 (+/- 10.71 acres), Hillsborough, New Jersey, attached hereto as **Exhibit A** is hereby adopted in accordance with the Redevelopment and Housing Law, N.J.S.A. 40A:12A-7.

Section 2. Chapter 188 “Land Use and Development”, “Attachment 5 – Table of Zoning Map Amendments”, of the Municipal Code of the Township of Hillsborough shall be amended as follows:

The Zoning Map shall be amended to change the zoning designation for Block 182, Lot 6, from RA Residential/Agricultural to Sunnymead Landfill Redevelopment Plan District and Block 182, Lot 7.02, from I-1 Light Industrial District to Sunnymead Landfill Redevelopment Plan District.

Section 3. Chapter 188 “Land Use and Development”, “Attachments”, of the Municipal Code of the Township of Hillsborough shall be amended to add the Sunnymead Landfill Redevelopment Plan as an attachment as follows:

Attachment 13 – Sunnymead Landfill Redevelopment Plan

Section 4. Chapter 188 “Land Use and Development”, Article V “Districts and Standards” is hereby amended to establish a new Section §188-114 “Sunnymead Landfill Redevelopment Plan District” as follows:

§188-114 Sunnymead Landfill Redevelopment Plan District.

The development of the Sunnymead Landfill Redevelopment Plan District shall be in accordance with Attachment 13 - Sunnymead Landfill Redevelopment Plan.

Section 5. This Ordinance shall be construed so as not to conflict with any provision of New Jersey or Federal law. The provisions of this Ordinance shall be cumulative with, and not in substitution for, all other applicable zoning, planning, and land use regulations. In the event of any inconsistencies or conflicts between this Ordinance and existing ordinances of the Township, the provisions of this Ordinance shall apply.

Section 6. If any provisions of this Ordinance shall be adjudged invalid, such adjudication shall not affect the validity of the remaining provisions, which shall be deemed severable therefrom.

Section 7. After introduction, the Township Clerk is directed to forward a copy of this Ordinance and the “Sunnymead Landfill Redevelopment Plan” to the Township Planning Board for Master Plan consistency review and recommendation in accordance with N.J.S.A. 40A:12A-7e.

Section 8. After introduction, the Township Clerk, in accordance with N.J.S.A. 40:49-2 is hereby directed to publish this Ordinance in its entirety or by title and summary at least once in a newspaper published and circulated in the municipality, if there is one, and if not, in a newspaper printed in the county and circulating in the municipality, together with a notice of the introduction thereof, the time and place when and where it will be further considered for final passage. The publication shall include a clear and concise statement prepared by the Clerk setting forth the purpose of this Ordinance and a time and place when and where a copy of this Ordinance can be obtained without cost by any member of the general public. The publication shall be at least 1 week prior to the scheduled hearing.

Section 9. Upon adoption, the Township Clerk, in accordance with N.J.S.A. 40:49-2 is hereby directed to publish this Ordinance, in its entirety or by title and summary, together with a notice of the date of passage or

approval, at least once in a newspaper published and circulated in the municipality, if there is one, and if not, in a newspaper printed in the county and circulating in the municipality.

Section 10. Upon adoption, the Township Clerk is directed to forward a copy of this Ordinance and the "Sunnymead Landfill Redevelopment Plan" to all record owners of property located within the delineated redevelopment area and to the Somerset County Planning Board.

Section 11. In accordance with N.J.S.A. 35:3-2a, the Township Clerk is further directed to publish the legal notices pertaining to this Ordinance on the Township's official internet website.

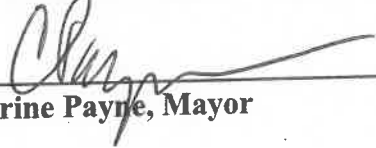
Section 12. This Ordinance shall take effect upon adoption and publication according to law.

ATTEST:



Sarah Brake, Township Clerk

TOWNSHIP OF HILLSBOROUGH:



Catherine Payne, Mayor

Introduced: 05/26/2026

Published: 05/27/2026

Public Hearing: 06/23/2026

Adopted: 06/23/2026

Published: 06/24/2026