



Township of Hillsborough

PLANNING & ZONING DEPARTMENT

PETER J. BIONDI MUNICIPAL BUILDING

379 SOUTH BRANCH ROAD

HILLSBOROUGH, NJ 08844

www.hillsboroughnj.gov

(908) 369-4313

March 27, 2026

MEETING AGENDA FOLLOWS THIS NOTICE

HILLSBOROUGH TOWNSHIP ENVIRONMENTAL COMMISSION 2026 SCHEDULE OF MEETINGS

PLEASE TAKE NOTICE that the **Hillsborough Township Environmental Commission** adopted the following **2026 Annual Schedule of Meetings** at its open public Reorganization held Monday, March 27, 2026 at 7:00 p.m. in the Courtroom of the Municipal Complex, The Peter J. Biondi Building.

Hillsborough Township **Environmental Commission** meetings are scheduled to begin at **7:00 p.m.** prevailing time, the fourth Monday of the month, * *unless otherwise specified*.

January 26 (*Reorganization & Regular*) – *Canceled due to inclement weather*

February 23 (*Reorganization & Regular*) – *Canceled due to inclement weather*

March 23 (*Reorganization & Regular*)

April 27

May 18*

June 22

July 27

August – NO meeting

September 28

October 26

November 09*

December 14*

January 25, 2027 – Reorganization Meeting - 7:00 p.m. / Regular Meeting – Immediately Follows

All meetings listed above will be held in person at 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.

Pursuant to N.J.S.A. 35:3-2a, after March 1, 2026, whenever a public entity is required by law or by order or rule of any court to publish or advertise a legal notice, the public entity shall publish or advertise the legal notice on the public entity's official internet website; and that legal notices of the Township of Hillsborough shall be published on the Township's website at <https://www.hillsboroughnj.gov>.

Application documents/plans will be posted in advance to the Hillsborough Township's Website at: <https://hillsboroughnj.portal.civicclerk.com/>. Complete application files are available for inspection at the Planning and Zoning Department, during regular business hours, in accordance with the Public Meetings Notice.

ONE OR MORE EXECUTIVE / CLOSED SESSIONS MAY BE CONDUCTED AT ANY OF THE MEETINGS LISTED ABOVE.

Adopted: March 23, 2026

Debora Padgett

Administrative Assistant / Planning Board Clerk

THIS NOTICE POSTED AT:

The Hillsborough Township Municipal Complex

THIS NOTICE COMMUNICATED TO:

1. Sarah Brake, RMC, Township Clerk
2. Posted on the Hillsborough Township PUBLIC NOTICES Page
<https://hillsboroughnj.gov/public-notices>



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TOWNSHIP OF HILLSBOROUGH ENVIRONMENTAL COMMISSION

DRAFT PUBLIC MEETING AGENDA

MONDAY, JULY 27, 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 Schedule of Meetings has been provided to the Township Clerk; posted on the Township's website, and available at the Hillsborough Township Municipal Complex.

Pursuant to P.L. 2025, c.72, starting March 01, 2026, Hillsborough Township **Public Notices** are posted at

<https://hillsboroughnj.gov/public-notice>.

Application documents have been made available on the Township's website at <https://hillsboroughnj.portal.civicclerk.com/>.

OATH OF OFFICE TO NEWLY APPOINTED MEMBER

- Alternate #1 - Mohammad Athar (*Unexpired Term*)

ROLL CALL

_____ Christopher Obropta, PhD
_____ **Eric Rosenthal, Secretary**
_____ Jason Flagg
_____ **Michael Folli, Chairman**
_____ George Grabowich

_____ Clarence Burshnic
_____ **Stephen Mastripolito, Vice Chairman**
_____ Mohammad Athar (Alt. #1)
_____ Paul Bovitz (Alt. #2)
_____ Committeewoman Jill Gomez, TC Liaison
_____ Deputy Mayor Shawn Lipani, TC Liaison

CONSIDERATION OF MEETING MINUTES

BUSINESS FROM THE FLOOR (*For matters not on the agenda*)

REVIEW OF APPLICATIONS

- **Flagship NJ Propco, LLC** (Spotless Brands) – **File BA-25-15** - Block 199, Lot 55 – 425 Route 206. Applicant seeking Preliminary and Final Major Site Plan approval; 'D(1)' variance; "c" bulk variances; and waivers, to demolish the existing former bank building and improvement to construct a 13,955 SF car wash facility with driveway access, interior access roadways, vacuum spaces, stormwater management, and associated improvements, on Property located within the TC, Town Center District, and ASD, Architectural and Site Design District. (*Required PB Concept Review: 04-16-26; BOA Agenda: TBD*)

Please be aware that the presentation to the Environmental Commission will be limited. This application will also be scheduled to a future Board of Adjustment meeting agenda, at which time all aspects of the application will be presented in detail to the satisfaction of the Board. Notice of the initial hearing before the Board of Adjustment will be provided by the Applicant to all property owners within 200 feet of the subject property.

Attending for the Applicant: Gail L. Price, Esq., of Price, Meese, Shulman & D'Arminio, P.C.; Judith Knop, Vice President of Development and Construction, and Kelly Stelling, Development Manager - Entitlements and Permits for Spotless Brands (Applicant); Robert Byra, P.E., Bohler Engineering; Scott Broadbent, AIA of pb2 architecture and engineering; John McDonough PP or Matt Flynn, PP of John McDonough Associates; and Stephen Reid of Stephen Reid Associates

CONSIDERATION OF OLD BUSINESS

CONSIDERATION OF NEW BUSINESS

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CORRESPONDENCE RECEIVED

COMMITTEE REPORTS

CONSIDERATION OF MAPS / DOCUMENTS

BUSINESS FROM THE FLOOR

ADJOURNMENT

NEXT MEETING:

August – No Meeting

September 28, 2026 – 7:00 PM