



Township of Hillsborough

PLANNING & ZONING DEPARTMENT
PETER J. BIONDI MUNICIPAL BUILDING
379 SOUTH BRANCH ROAD
HILLSBOROUGH, NJ 08844
www.hillsborough-nj.org
(908) 369-4313

DRAFT MEETING AGENDA FOLLOWS THIS NOTICE

NOTICE OF PUBLIC MEETING HILLSBOROUGH TOWNSHIP PLANNING BOARD

PLEASE TAKE NOTICE that the **Hillsborough Township Planning Board** will hold the following open public meetings on **Thursday, January 14, 2021 via virtual means only**. Due to the Governor's Executive Orders and pursuant to P.L. 2020,c.11, the public may only participate remotely as outlined below.

Each meeting will be accessible through the same Zoom link below or choice of phone numbers listed. The **Planning Board Reorganization Meeting** is scheduled to begin at **7:00 p.m.** The **Planning Board Regular Meeting** is scheduled to begin at **7:30 p.m.**

Meeting and application documents will be available for inspection at <https://hillsboroughnj.civicclerk.com/> at least 10 calendar days prior to the scheduled meeting date. If you are unable to access the application material online or prefer to inspect the complete application file in person, please contact the Planning & Zoning Department at (908) 369-8382 or dpadgett@hillsborough-nj.org to make arrangements.

At the time of each meeting, the public will be given an opportunity to participate remotely through Zoom as follows:

AGENDA: Planning Board Reorganization Meeting - 7:00 p.m. Eastern Time (US and Canada)
See meeting access information below. The only difference is the meeting start time.

AGENDA: Planning Board Regular Meeting - 7:30 p.m. Eastern Time (US and Canada)

Please enter the link below to join the meeting:

<https://zoom.us/j/94411836944?pwd=OXR1c1Aza2tnd1FRQWVyZVNoNoNmQT09>

Webinar ID: 944 1183 6944

Passcode: u03NGj

Or iPhone one-tap:

US: +13126266799,,94411836944#,,,,,0#,,614831# OR +19292056099,,94411836944#,,,,,0#,,614831#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 OR +1 929 205 6099 OR +1 301 715 8592 OR +1 346 248 7799 OR +1 669 900 6833
OR +1 253 215 8782

Webinar ID: 944 1183 6944

Passcode: 614831

Formal action may be taken. The public is invited to participate remotely as outlined above.

It is strongly recommended that if any member of the public wishes to present written comments or exhibits at the meeting that they be submitted to the Planning & Zoning Department, preferably electronically to dpadgett@hillsborough-nj.org, at least two business days prior to the meeting. This will help ensure that your input is properly presented and recorded.

THIS NOTICE POSTED AT:

1. Hillsborough Township Municipal Complex

THIS NOTICE COMMUNICATED TO:

1. The Hillsborough Beacon
2. The Courier News
3. Pamela Borek, MBA, RMC, Township Clerk

Debora Padgett, Planning Board Clerk



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TOWNSHIP OF HILLSBOROUGH PLANNING BOARD **DRAFT REGULAR PUBLIC MEETING AGENDA** **Thursday, January 14, 2021 - 7:30 p.m.** **Conducted Virtually**

CALL TO ORDER

This meeting will be conducted virtually. The public will be given an opportunity to participate remotely through the advertised Zoom link or optional phone number identified in the public meeting notice. Members of the public should use the "raise hand" feature in Zoom, or *9 if participating by telephone, to indicate you would like to be recognized to speak.

Meeting and application documents have been made available at <https://hillsboroughnj.civicclerk.com/> in accordance with the public meeting notice.

Applicants will be presenting remotely and will identify themselves before testifying.

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 has been provided to the officially designated newspapers, to the Township Clerk, posted on the bulletin board at the Hillsborough Township Municipal Complex, and posted to the Township's Website.

Additional notice has been provided to communicate that this meeting is being conducted according to the Governor's Executive Orders and pursuant to P.L. 2020,c.11, which allows for meetings to be conducted electronically; and pursuant to the local Finance notices recently established.

ROLL CALL

CONSIDERATION OF MEETING MINUTES

CONSIDERATION OF RESOLUTIONS

PLANNING BOARD BUSINESS

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

CONSIDERATION OF ORDINANCES

APPLICATIONS

- **CP East Brunswick, Inc. (Cyzner) – File 20-PB-05-MSPV** (TOD: 02-28-21) - Block 178, Lots 2 and 3.01 (formerly Lot 3.A) – 420 and 430 Amwell Road. Applicant seeking preliminary and final major site plan approval; 'c' bulk variances; and waivers, on Property in the TC, Town Center Zone, and within the ASD, Architectural and Site Design Overlay District. **APPLICATION ADJOURNED TO JANUARY 28, 2021 WITH RE-NOTICE.**
- **Campus Associates, LLC (Weiss) – File 20-PB-13-MSP** – Block 58, Lot 1.05 – 4 Campus Drive. Applicant seeking preliminary and final major site plan approval, 'c' bulk variance; and waivers, to construct a multifamily development consisting of four 3-story, 24-unit residential buildings, and a club house, with associated parking, lighting, landscaping, utilities, stormwater and improvements, on Property in the Multifamily Inclusionary Overlay District within the I-3 Light Industrial Zone. (EC Review: 11-09-20) **Application hearing continued from December 03, 2020 without further notice.**

Participating for the Applicant: Marc Policastro, Esq. of Giordano, Halleran & Ciesla, PC; Michael K. Ford, PE, of Van Cleef Engineering Associates, LLC; Victor Barr, Jr., RA of VLBJR Architects Inc.; Christine Cofone, PP of Cofone Consulting Group, LLC; Matthew Seckler, PE, and Joshua Kline, PE of Stonefield Engineering & Design; Thomas Aufferorde of EcolSciences, Inc.; and Robert Weiss, Managing Member, and Yoni Nevenansky of Campus Associates, LLC.

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ADJOURNMENT

Next Meeting:

*January 28, 2021 – 7:30 p.m.
This meeting will be conducted virtually via Zoom.*