

HILLSBOROUGH TOWNSHIP PLANNING BOARD

APPROVED PUBLIC MEETING MINUTES

February 11, 2021

Chairman Carl Suraci called the Planning Board public meeting of February 11, 2021 to order at 7:33 p.m., announcing: This meeting will be conducted virtually. All Board members, staff and consultants will be participating remotely. 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

All recited the Pledge of Allegiance.

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 2021 Annual Meeting Schedule has been provided to the officially designated newspapers, 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 in the State of New Jersey.

OATH OF OFFICE TO NEWLY APPOINTED MEMBER:

- Seat #9 - Kenneth Hesthag

Deferred until later in the meeting.

ROLL CALL

Board Members (“Present” indicates participating remotely):

Mayor Shawn Lipani – Present

Robert Wagner, Jr. - Present

Deputy Mayor Frank DelCore – Present

Robert Peason – Present

Carl Suraci, Chairman – Present

Neil Julian, Vice Chairman – Present

Nathan Santaromita – Present

Ron Skobo – Present

Kenneth Hesthag, Secretary – Connection issues - Audible as of 7:47 pm

John Ciccarelli (Alt. #1) – Absent

Curt Emmich (Alt. #2) – Present

Board / Township Professionals participating remotely: David K. Maski, PP, AICP, Township Planning Director; Eric Bernstein, Esq., Board Attorney (Eric M. Bernstein & Associates); Christina Restuccia, CCR, Covering Board Court Reporter; and Fred Kinzler, Technology Staff.

Mr. Bernstein asked if the order of business could be taken out of order to address the application.

A motion to address the application out of order was made by Mr. Skobo, seconded by Mr. Santaromita. All were in favor, none opposed.

APPLICATIONS

- **JSM at Hillsborough, LLC – File 20-PB-09-MSPV** (TOD: 03-01-21) – Block 155.01, Lot 66 & Lot 67 (formerly Block 155, Lots 66 & 67) – 390 Route 206, and (vacant land) Andria Avenue. Applicant seeking preliminary and final major site plan approval; ‘c’ bulk variances; and waivers, to merge Lots 66 and 67 to construct a mixed-use development consisting of a 3-story, 118-unit multifamily building to the rear of the site (Lot 66 portion); and renovate two existing commercial buildings and construct a drive-through restaurant on the front portion of the Property (Lot 67 portion), with associated parking, lighting, landscaping, utilities, stormwater and improvements, on Property in the Mixed-Use inclusionary Overlay District within the GA, Gateway ‘A’ Zone, and in the ASD, Architectural and Site Design Overlay District. (EC Review: 11-09-20)
Application hearing continued from December 17, 2020 without further notice.

Mr. Bernstein introduced the application, and turned to the applicant’s attorney, Douglas Wolfson, Esq. of The Weingarten Law Firm to address the Board.

Mr. Wolfson thanked the Board for the accommodation, and stated the Planning Department and Mr. Bernstein had been informed earlier in the evening that a scheduling conflict had arose for members of the applicant’s team, and therefore, the applicant was requesting an adjournment to the March 11, 2021 agenda without further notice.

Mr. Wolfson further noted the time of decision expires March 01, and consented to an extension of time through April 30, 2021.

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Mr. Bernstein informed Mr. Wolfson the Planning office would provide the extension form to be executed for the file.

Mr. Wolfson again consented to the extension through April 30, 2021 on the record.

Mr. Bernstein asked the Board if there were any comments or concerns for Mr. Wolfson to relay to his client.

No comments.

Mr. Wolfson noted he was in receipt of the transcript from the last hearing.

Mayor Lipani noted a new parking plan had recently been routed for this application.

Mr. Wolfson said the applicant heard the concerns of the Board regarding the parking. Although a difficult site; there are certain things that can be done to increase the parking, and make sure the traffic circulation is improved. The applicant's team is continuing to work on finessing the plans.

Mr. Wolfson said the additional month will be sufficient to address the concerns of the Board.

Mayor Lipani reminded Mr. Wolfson of the ten-day deadline for submission.

Mr. Wolfson said they are aware, and that the adjournment will help.

A motion to adjourn/carry Application 20-PB-09-MSPV to March 11, 2021 without further notice and to accept the extension through April 30, 2021, was made by Mr. Peason, seconded by Mr. Skobo.

Roll Call: Mr. Wagner - yes; Mr. Peason - yes; Mr. Santaromita - yes; Mr. Skobo - yes; Mr. Emmich - yes; Deputy Mayor DelCore - yes; Mayor Lipani - yes; Vice Chairman Julian - yes; Chairman Suraci - yes. Motion carries.

Mr. Hesthag was still experiencing technical difficulties.

PLANNING BOARD BUSINESS

- Green Care Farms / Brzyski – File 19-PB-21-SV – Consent to Extension for Time of Decision

Mr. Maski said the applicant provided an extension through May 28, 2021 but did not have a specific scheduling date at this time. The application had been before the Environmental Commission but has not yet been before the Board.

A motion to accept the extension through May 28, 2021 was made by Mayor Lipani, seconded by Deputy Mayor DelCore.

Roll Call: Mr. Wagner - yes; Mr. Peason - yes; Mr. Santaromita - yes; Mr. Skobo - yes; Deputy Mayor DelCore - yes; Mayor Lipani - yes; Vice Chairman Julian - yes; Chairman Suraci - yes. Motion carries.

Mr. Maski advised the Board of the next meetings and applications scheduled.

It was brought to the attention of the Board that after making several attempts, Mr. Hesthag was unable to work out his technology issues. Deputy Mayor DelCore accommodated by holding up his phone to the speaker, allowing Mr. Hesthag to take the oath of office on the record.

OATH OF OFFICE TO NEWLY APPOINTED MEMBER:

- Seat #9 - Kenneth Hesthag

Board Attorney, Eric Bernstein, Esq. administered the Oath of Office to Board Member, Kenneth Hesthag, participating by telephone.

Chairman Suraci noted Mr. Hesthag had been voted Board Secretary at the reorganization meeting.

Mr. Hesthag acknowledged the appointment and thanked the Board.

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

None

ADJOURNMENT

A motion to adjourn was made by Mr. Santaromita, seconded by Mr. Skobo. All were in favor.

A motion to cancel the March 25, 2021 meeting was made by Mr. Peason, seconded by Secretary Hesthag.

The meeting adjourned at 7:53 p.m.

Submitted by: Debora Padgett, Planning Board Clerk