

HILLSBOROUGH TOWNSHIP PLANNING BOARD

APPROVED PUBLIC MEETING MINUTES

June 10, 2021

Chairman Carl Suraci called the Planning Board public meeting of June 10, 2021 to order at 7:36 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 stood for the Pledge of Allegiance.

ANNOUNCEMENT OF MEETING NOTICE

Chairman Suraci said 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.

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 – Absent

Ron Skobo – Present

Kenneth Hesthag, Secretary – Absent

John Ciccarelli (Alt. #1) – Present

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); Michael Lombardozzi, CSR, Board Court Reporter; and James Haurey, Technology Director.

APPLICATIONS

- **JSM at Hillsborough, LLC – File 20-PB-09-MSPV** (TOD: 07-31-21) – 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) (Previous hearing: December 17, 2020 / Adjourned from the February 11, 2021, March 11, 2021, and May 06, 2021 agendas). REVISED PLANS submitted – L/R 05-27-21. **Application adjourned from May 06, 2021 WITH re-notice. APPLICANT REQUESTING TO BE ADJOURNED AT MEETING.**

The applicant’s representative requested to be heard prior to the Board business, which Chairman Suraci accommodated.

Douglas Wolfson, Esq. of The Weingarten Law Firm, representing the applicant, said the applicant had noticed for this meeting but asking for an adjournment. The professionals are continuing to work on revising the plans to address the comments of the Board’s professionals, increase the size of the units, and redesign for a better plan. Therefore, the applicant is requesting to be adjourned to the July 08 meeting without notice.

Chairman Suraci advised Mr. Wolfson the Board will be returning to in-person meetings as of July.

Mr. Maski added there will be no remote participation as of the July meeting. He asked for some assurance that the applicant will have the revised plans to Planning & Zoning at least ten days prior to that date. This will be the only application scheduled to that agenda. This is the fourth adjournment requested by this applicant.

Mr. Wolfson said it is the intension of the applicant to continue to the July 08 agenda. Mr. Wolfson said he recognizes that if the applicant is not ready and needs to adjourn, they will have to re-notice.

Deputy Mayor DelCore asked that the applicant not wait until the last minute to inform the Board if they are not ready. Mr. Wolfson acknowledged the request.

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After a brief discussion, Mr. Bernstein advised the Board will know at the July 01 meeting whether or not Mr. Wolfson's client has met the ten-days in advance deadline, and can decide on whether or not the July 08 meeting will be going forward.

Open to the public.

Sandra Allen – 453 Brookside Lane

- Ms. Allen noted she had already submitted questions. She asked if the Board would consider continuing with Zoom meetings for all those that are not able to attend in-person evening meetings.

Chairman Suraci advised the matter would be for consideration by the Township Committee, not the Board.

Susan Gulliford – Hunt Club Road

- Ms. Gulliford asked if an additional memo would be provided to summarize the changes made to the JSM revised site plans on file.

Mr. Maski said if received in enough time, a supplemental report will be issued.

Maria Janucik – Manville resident and Hillsborough Township property owner on Camplain Road

- Ms. Janucik asked if there would not be re-notice.

Chairman Suraci said that is the request, but the Board has not yet voted on the matter.

No further questions.

Motion to close.

A motion to adjourn the application to July 08, 2021 without further notice was made by Mr. Skobo, seconded by Mr. Wagner.

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

Mr. Wolfson thanked the Board.

CONSIDERATION OF MEETING MINUTES

- April 22, 2021

A motion to approve was made by Mayor Lipani, seconded by Vice Chairman Julian.

Roll Call: Mr. Emmich – yes; Mr. Wagner – yes; Mayor Lipani – yes; Vice Chairman Julian – yes; Chairman Suraci – yes. Motion carries.

- May 13, 2021

A motion to approve was made by Mr. Peason, seconded by Mr. Ciccarelli.

Roll Call: Mr. Emmich – yes; Mr. Ciccarelli - yes; Mr. Peason – yes; Deputy Mayor DelCore – yes; Mayor Lipani – yes; Chairman Suraci – yes. Motion carries.

CONSIDERATION OF RESOLUTIONS

- Green Care Farms LLC / Brzyski – 19-PB-21-SV (Extension for Time of Decision)

A motion to approve was made by Mr. Peason – yes; seconded by Mr. Wagner.

Roll Call: Mr. Ciccarelli - yes; Mr. Skobo – yes; Mr. Peason – yes; Mr. Wagner – yes; Mayor Lipani – yes; Vice Chairman Julian – yes; Chairman Suraci – yes. Motion carries.

- SunPower Corporation (Comcast Cable) 20-PB-02-SPV

A motion to approve was made by Mr. Peason, seconded by Mr. Skobo.

Roll Call: Mr. Emmich – yes; Mr. Ciccarelli – yes; Mr. Skobo – yes; Mr. Peason – yes; Mr. Wagner – yes; Mayor Lipani – yes; Vice Chairman Julian – yes; Chairman Suraci – yes. Motion carries.

PLANNING BOARD BUSINESS

None

CONSIDERATION OF ORDINANCES

None

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

Maria Janucik – Manville resident and Hillsborough Township property owner on Camplain Road

- Ms. Janucik asked for clarification on the address for the JSM application.

Mr. Bernstein stated the property is at 390 Route 206.

- Ms. Janucik asked if the Sherman tract has been sold yet.

Mayor Lipani said to his knowledge, the property has not been sold yet to the developer.

- Ms. Janucik asked how many extensions the Green Care Farms extensions have been given. She asked if the resolutions were available to the public.

Mr. Maski said the resolutions are available.

Mr. Bernstein said he believed at least one other extension had been granted.

- Ms. Janucik asked for information related to the SunPower resolution.

Deputy Mayor DelCore and Mayor Lipani advised Ms. Janucik that her questions were on agenda items. This section of the agenda is for matters not scheduled.

- Ms. Janucik said then the public is not permitted to ask questions or have any input for the resolutions.

Mr. Bernstein said that is correct. He said the resolution is a memorialization of what happened during the hearing.

Chairman Suraci noted it is up to the Board to ensure the accuracy of the resolution content.

- Ms. Janucik asked when resolutions become available to the public.

Mr. Maski said as soon as they are signed.

Chairman Suraci noted during this time, there may be a delay in signing.

No further questions.

Mr. Maski advised there was no business scheduled to the June 24 agenda.

Chairman Suraci called for a motion.

A motion to cancel the June 24, 2021 meeting was made by Mr. Wagner, seconded by Vice Chairman Julian. All were in favor, none opposed; motion carries.

Mr. Bernstein asked the Board to authorize an executive session for the July 01 meeting.

A motion to add an Executive Session at the beginning of the July 01, 2021 meeting was made by Mayor Lipani, seconded by Mr. Wagner. All were in favor, none opposed; motion carries.

Mr. Bernstein said Mr. Maski's office should ensure notice of such has been given.

Chairman Suraci said the July 08 meeting is contingent on the JSM application submitting its revised plans in a timely manner.

Mr. Bernstein said there should be resolutions ready for the July 01 agenda.

ADJOURNMENT

A motion to adjourn was made and seconded. All were in favor; motion carries.

The meeting adjourned at 8:08 p.m.

Submitted by: Debora Padgett, Planning Board Clerk