



# Township of Hillsborough

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

## MEETING AGENDA FOLLOWS THIS NOTICE

### NOTICE OF PUBLIC MEETINGS HILLSBOROUGH TOWNSHIP ENVIRONMENTAL COMMISSION

May 25, 2021

PLEASE TAKE NOTICE that the Hillsborough Township Environmental Commission held its public Reorganization Meeting on Monday, January 25, 2021 at 7:00 p.m., conducted virtually, at which time the 2021 Schedule of Meetings below was adopted. January through May, 2021 meetings were held remotely and conducted virtually via Zoom.

**PLEASE TAKE NOTICE** that as of the June 01, 2021, the remainder of Hillsborough Township Environmental Commission meetings will be held at the Peter J. Biondi Building, 379 South Branch Road, Hillsborough, NJ 08844. All attendees are required to follow in-person protocols as posted at the time of the meeting.

#### HILLSBOROUGH TOWNSHIP ENVIRONMENTAL COMMISSION 2021 SCHEDULE OF MEETINGS

#### REVISED NOTICE - CHANGE OF LOCATION AS OF JUNE 01, 2021

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

January 25 (*Remote*)  
February 22 (*Remote*)  
March 22 (*Canceled*)  
April 26 (*Canceled*)  
May 24 (*Remote*)  
**June 28**

**July 26**  
**August – NO meeting**  
**September 13** (*additional mtg.*)  
**September 27**  
**October 25**  
**November 15\***  
**December 13\***

**January 24, 2022** – Reorganization Meeting 7:00 p.m. / Regular Meeting – Immediately Follows

All meetings listed above will be held at The Peter J. Biondi Building, 379 South Branch Road, Hillsborough, NJ, 08844.

Application documents will be available for inspection at <https://hillsboroughnj.civicclerk.com/> at least 10 calendar days prior to each scheduled meeting date. If you are unable to access the application material online or prefer to inspect an application file in person, please contact the Planning & Zoning Department at (908) 369-8382 or [dpadgett@hillsborough-nj.org](mailto:dpadgett@hillsborough-nj.org) Monday through Friday during the office hours of 8:00 a.m. – 4:00 p.m. to make arrangements.

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.

ADOPTED: January 25, 2021 /REVISED NOTICE: May 25, 2021

Debora Padgett  
Administrative Assistant / Planning Board Clerk

#### THIS NOTICE POSTED AT:

The Hillsborough Township Municipal Complex

#### THIS NOTICE COMMUNICATED TO:

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



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## TOWNSHIP OF HILLSBOROUGH ENVIRONMENTAL COMMISSION

### **DRAFT PUBLIC MEETING AGENDA**

**MONDAY SEPTEMBER 13, 2021 - 7:00 PM (Additional Meeting)**

**In-Person Meeting – SIDE Multi-Purpose Room**

### **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 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 on the Township's Website. **Further notice has been provided to the same that as of June 01, 2021, the remainder of 2021 Environmental Commission meetings will be held in person at the Peter J. Biondi Building. Live virtual participation will no longer be available.**

Application documents have been made available at <https://hillsboroughnj.civicclerk.com/> and at the Planning and Zoning Department for inspection, in accordance with the public meeting notice.

### **ROLL CALL**

\_\_\_\_\_ Seat #1 - Vacant

\_\_\_\_\_ Joanne Bertolini

\_\_\_\_\_ Neil Julian

\_\_\_\_\_ **Michael Folli, Vice Chairperson**

\_\_\_\_\_ **Deborah Boyea, Chairperson**

\_\_\_\_\_ Thomas Almendinger

\_\_\_\_\_ **Stephen Mastripolito, Secretary**

\_\_\_\_\_ Robert Britting (Alt. #1)

\_\_\_\_\_ Dr. Christopher Obropta (Alt. #2)

\_\_\_\_\_ Deputy Mayor Frank DelCore, TC Liaison

### **CONSIDERATION OF MEETING MINUTES**

- September 14, 2020
- July 26, 2021

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

### **REVIEW OF APPLICATIONS**

- **Matthew and Nicole Brokaw – File BA-21-18** – Block 173, Lot 10.01 – 253 Long Hill Road. Applicants seeking 'c' bulk variances to construct an addition to the existing dwelling, on Property in the MZ, Mountain Conservation Zone. (BOA Agenda: 09-22-21)

*Participating: Matthew Brokaw, Applicant*

- **Irv Cyzner – File 21-PB-11-SV** – Block 11, Lots 44, 44.01 & 44.02 – Amwell Road & Mill Lane. Applicant to consolidate three lots to seek minor subdivision approval, 'c' bulk variances, and waivers to create two new residential lots, on Properties in the AG, Agricultural Zone. (PB Agenda: TBD)

*Participating: Michael K. Ford, PE, PP of Van Cleef Engineering Associates, LLC; and John Hughes, Property Director for the Applicant.*

- **Harvard Way JMJ4, LLC (Redcom / SAI) – File 21-PB-09-MSPV** – Block 58, Lot 1.09 – Route 206 (a/k/a Harvard Way). Applicant seeking preliminary and final major site plan approval, 'c' bulk variances, and waivers, to construct a warehouse at the end of Harvard Way, with associated parking, landscaping and improvements, on Property in the I-3, Light Industrial Zone. (PB Agenda: TBD)

*Participating: Michael O'Grodnick, Esq. of Savo, Schalk, Gillespie, O'Grodnick & Fisher, P.A.; Michael K. Ford, PE, PP, of Van Cleef Engineering Associates, LLC; Edward Kuc, Principal Ecologist of Eastern States Environmental Associates, Inc.; and Josh Tiner of Harvard Way JMJ4, LLC, Applicant.*

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**CONSIDERATION OF OLD BUSINESS**

**CONSIDERATION OF NEW BUSINESS**

**CORRESPONDENCE RECEIVED**

**COMMITTEE REPORTS**

- Green Care Farms, LLC / Brzyski – File 19-PB-21-SV (*provided via email*)
- Ernest and Tina Park – File 21-PB-12-SV (*provided via email*)

**CONSIDERATION OF MAPS / DOCUMENTS**

**BUSINESS FROM THE FLOOR**

**ADJOURNMENT**

**NEXT MEETING:**

September 27, 2021 – 7:00 p.m.

The meeting listed above will be held in person at The Peter J. Biondi Building.  
Live virtual participation will no longer be available.