

HILLSBOROUGH TOWNSHIP PLANNING BOARD

APPROVED PUBLIC MEETING MINUTES

September 23, 2021

Chairman Carl Suraci called the Planning Board public meeting of September 23, 2021 to order at 7:30 p.m. The meeting was held in the Courtroom of The Peter J. Biondi Building. All stood for the Pledge of Allegiance.

Chairman Suraci announced: 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 Township's Website, and available at the Hillsborough Township Municipal Complex. Further notice has been provided to the same that as of July 01, 2021, the remainder of 2021 Planning Board 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 on the Township's website at <https://hillsboroughnj.civicclerk.com/>. Complete applications files are available in the Planning and Zoning Department for inspection, in accordance with the public meeting notice.

ROLL CALL

Mayor Shawn Lipani – Present
Robert Wagner, Jr. - Present
Deputy Mayor Frank DelCore - Present
Robert Peason – Absent
Carl Suraci, Chairman – Present
Neil Julian, Vice Chairman – Present

Nathan Santaromita – Present
Ron Skobo – Absent
Kenneth Hesthag, Secretary – Absent
John Ciccarelli (Alt. #1) – Absent
Curt Emmich (Alt. #2) – Absent

Board / Township Professionals: David K. Maski, PP, AICP, Township Planning Director; Eric Bernstein, Esq., Board Attorney (Eric M. Bernstein & Associates); Michael Lombardozzi, CSR, Board Court Reporter; and Caz Bielen, Videographer (Premier Media).

CONSIDERATION OF MEETING MINUTES

None

CONSIDERATION OF RESOLUTIONS

None

PLANNING BOARD BUSINESS

- JSM at Hillsborough, LLC – 20-PB-09-MSPV – Extension of Time through 12-31-21

Mr. Maski said the Applicant provided the extension to allow the time of decision to extend beyond the current time, which is through the end of October.

A motion to approve was made by Mayor Lipani, seconded by Mr. Wagner.

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

Mr. Maski requested Board members advise the office on availability for a possible November 18 meeting.

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

CONSIDERATION OF ORDINANCES

- **Ordinance 2021-19** - An Ordinance to Amend, Revise and Supplement Ordinance No. 2020-08, Which was an Ordinance of the Township of Hillsborough Amending Chapter 188, "Land Use and Development" Article V, "Districts and Standards" Section 188-98, RA, RS, R, R1, R2, CR, AH, RCA, PD, Residential Districts, by adding R8A Zone to apply to block 182, Lots 9, 11.01 and 46.01 and Block 183, Lot 38.02 by further amending, revising and supplementing schedule for residential zones, §188, attachment 2 as to maximum impervious surface (percent) in the R8A Zone.

Board Attorney, Eric M. Bernstein, Esq. advised the Township is not adding a new zone but amending an existing zone, which the Township Committee adopted in 2019. This ordinance is to amend the impervious coverage percentage for the existing zoning relative to one of the Township's inclusionary housing applications, which will have market rate units on one site and affordable units on another.

Planning Director, David K. Maski, PP, AICP, concurred and noted this ordinance pertains to the Glen Gery site. The amendment only affects the impervious coverage percentage, which is currently 30% across the board, regardless of lot size. The minimum lot size for this project is 8,000 sf. The amendment would make two categories for impervious coverage. Anything from 8,000 square feet to 9,999 sf. would be allowed 40% coverage, but not to exceed 3,200 sf. on any given lot. Lots 10,000 sf. or greater would have a maximum 35% impervious allowance.

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Mr. Bernstein stated this ordinance has been reviewed and approved by Fair Share Housing and the Court Special Master. His Honor determined that based on the recommendations of such, another full blown approval was not warranted, being that he determined this change to be minor in nature. All were in agreement prior to this ordinance being introduced by the Township Committee.

Vice Chairman Julian asked why the impervious is being increased.

Mayor Lipani said the homes will be clustered into groups. There would not be enough room, especially on the smaller lots, to allow room for a homeowner to possibly add a patio. This change allows a little more flexibility for future homeowners. The maximum of 3,200 sf. ensures the coverage will not get excessive.

Open to the public.

Ken Baker – 452 Farm Road

- Mr. Baker asked that the Board take into consideration increases in maximum impervious coverage for the town as a whole. He said there is nowhere else for the water to go.

Mr. Bernstein reiterated this ordinance is specific to this zone and property. It is being done to permit the number of houses the Township agreed upon, relative to its inclusionary housing development to continue, and therefore not affect our affordable housing plan.

Chairman Suraci said the increase in impervious will be engineered accordingly.

Mr. Maski noted 40% is not uncommon throughout the Township. The R2 Zone also has a 40% maximum impervious coverage allowance.

Close public.

Mr. Bernstein said a motion would be to endorse Ordinance 2021-19 and refer it back to the Township Committee for a second reading and possible adoption at the next Township Committee meeting.

A motion to recommend Ordinance 2021-19 to the Township Committee for consideration and possible approval was made by Mr. Santaromita, seconded by Mr. Wagner.

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

PUBLIC HEARING – APPLICATIONS

- **Campus Associates, LLC (Weiss) – File 20-PB-13-MSP(V)** (TOD 02-28-21) – 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 denied at 02-25-21 Planning Board hearing).* **Application remanded per the Order to Enforce Litigant’s Rights, issued June 07, 2021, with notice.** Application adjourned from 09-02-21 agenda due to weather emergency building closing, with re-notice. **APPLICATION ADJOURNED TO OCTOBER 07, 2021 AGENDA WITH RE-NOTICE.**

Mr. Bernstein said the Applicant was originally scheduled to be on the September 02 agenda but was not able to appear due to a (flooding) issue within the Township. There was an issue as to which newspaper notice should appear, and because of that, they decided to re-notice for an October 07 hearing.

Mr. Maski added nothing has changed with the Court Order or the project; it is just a scheduling issue.

Chairman Suraci said the hearing will strictly be to hear from the public. There will not be any additional testimony provided.

Mr. Bernstein concurred.

A motion to adjourn Application 20-PB-13-MSP(V) to October 07 was made by Mayor Lipani, seconded by Mr. Santaromita.

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

Chairman Suraci said the next meeting of October 07 will be held in person. Live virtual participation will not be available.

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Mr. Maski briefly touched on possible scheduling for upcoming agendas.

ADJOURNMENT

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

The meeting adjourned at 7:45 p.m.

Submitted by:
Debora Padgett, Planning Board Clerk