



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

MEETING AGENDA FOLLOWS THIS NOTICE

NOTICE OF 2022 ANNUAL MEETING SCHEDULE HILLSBOROUGH TOWNSHIP PLANNING BOARD

PLEASE TAKE NOTICE that the **Hillsborough Township Planning Board** held its in-person public Reorganization Meeting on Thursday, January 13, 2022 at 7:00 p.m., in the Courtroom of the Municipal Complex, The Peter J. Biondi Building, at which time the following **2022 Annual Meeting Schedule** was adopted:

Hillsborough Township Planning Board Regular Meetings begin at **7:30 p.m.** prevailing time, the first and second Thursday of the month, **unless otherwise specified.*

January 13*	July 07
February 03	July 14
February 10	August – No Meetings
March 03	September 01
March 10	September 08
April 07	October 06
April 14	October 13
May 05	November 03
May 12	November 10
June 02	December 01
June 09	December 08

Hillsborough Township Planning Board Business Meetings begin at **7:30 p.m.** prevailing time, the fourth Thursday of the month, *unless otherwise specified:*

January 27	July 28
February 24	August - <i>NO meeting</i>
March 24	September 22
April 28	October 27
May 26	November - <i>NO meeting</i>
June 23	December - <i>NO meeting</i>

(Business Meetings will not be held in the months of August, November and December.)

January 12, 2023* - Reorganization Meeting (7:00 p.m.) / Regular Meeting (7:30 p.m.)

All meetings listed above will be held in person at the Hillsborough Township Municipal Complex, The Peter J. Biondi Building, 379 South Branch Road, Hillsborough, NJ 08844.

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 AS ADVERTISED IN THE MEETING NOTICE POSTED ON THE HILLSBOROUGH TOWNSHIP WEBSITE AT
<https://hillsboroughnj.civicclerk.com/>.

ONE OR MORE EXECUTIVE/CLOSED SESSIONS MAY BE CONDUCTED AT ANY OF THE MEETINGS LISTED ABOVE.

ADOPTED: January 13, 2022
Debora Padgett
Planning Board Clerk

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



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TOWNSHIP OF HILLSBOROUGH PLANNING BOARD **DRAFT** PUBLIC MEETING AGENDA THURSDAY, FEBRUARY 03, 2022 - 7:30 P.M. MUNICIPAL COURTROOM

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 2022 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.

Application documents have been made available on the Township's website at <https://hillsboroughnj.civicclerk.com/> and 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	_____ Nathan Santaromita
_____ Robert Wagner, Jr	_____ Ron Skobo
_____ Committeeman Frank DelCore	_____ Kenneth Hesthag, Secretary
_____ Robert Peason	_____ John Ciccarelli (Alt. #1)
_____ Carl Suraci, Chairman	_____ Patricia Smith (Alt. #2)
_____ Neil Julian, Vice Chairman	

BOARD / TOWNSHIP PROFESSIONALS:

_____ David K. Maski, PP, AICP, Township Planning Director
_____ Eric Bernstein, Esq., Board Attorney (Eric M. Bernstein & Associates)
_____ Drew Di Sessa, PE, CME, Board Engineer (Pennoni Associates)
_____ Michael Lombardozzi, CSR, CCR, Board Court Reporter
_____ Caz Bielen, Township Videographer (Premier Video)

CONSIDERATION OF MEETING MINUTES

- January 14, 2021 – Regular Meeting
- February 04, 2021
- February 25, 2021
- January 13, 2022 – Reorganization Meeting
- January 13, 2022 – Regular Meeting

CONSIDERATION OF RESOLUTIONS

PLANNING BOARD BUSINESS

- Extension of T&M Contract
- 2021 Board of Adjustment Annual Report, *Adopted January 19, 2022*

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

CONSIDERATION OF ORDINANCES

APPLICATIONS - PUBLIC HEARING

- **Toll Bros., Inc. (RBG / Enclave) – File 21-PB-10-S/MS/SP** – (TOD 12-31-21) - Block 183, Lot 38.01 (201 Hamilton Road) and Block 183.01, Lot 1 (Hamilton Road). Applicants seeking **minor subdivision approval** to subdivide the two existing lots totaling 435.33 acres into three lots; **preliminary and final major subdivision**

Continued to next page

approval to subdivide Proposed Lot 183.01 , Lot 2, totaling 130.68 acres, into 181 lots of which 174 will be single-family lots, 6 open space lots, and 1 roadways lot; **minor site plan approval** to provide a common entrance servicing the golf course and residential tract, and construct modifications to the existing clubhouse parking lot to relocate six parking spaces; and **waivers**, on Property located in the RBPRD, Royce Brook Planned Residential District. (EC Review: 11-15-21) ***Application continued from December 02, 2021 without further notice.***

Participating: Richard Hoff, Esq. of Bisgaier Hoff, LLC; Jay Kruse, PE of ESE Consultants; Karl Pehnke, PE of Langan Engineering; Jeremy Greene, RA of Toll Architecture; and James Majewski and Carmine Merlucci of Toll Bros., Inc., Applicant Representatives. (Also in attendance: Daniel Giacobbe, PE, of ESE Consultants; and Thomas Dwyer of Dwyer Geosciences, Inc.

ADJOURNMENT

**Next Meeting:
February 10, 2022**