



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

January 25, 2022

Revised: May 24, 2022 for additional meetings: 06-13 and 08-15

HILLSBOROUGH TOWNSHIP ENVIRONMENTAL COMMISSION 2022 AMENDED ANNUAL MEETING SCHEDULE

PLEASE TAKE NOTICE that the **Hillsborough Township Environmental Commission** held its in-person public Reorganization Meeting on Monday, January 24, 2022 at 7:00 p.m., in the Hillsborough Township Municipal Complex, The Peter J. Biondi Building, at which time the 2022 Annual Meeting Schedule was adopted.

PLEASE TAKE NOTICE that the **Hillsborough Township Environmental Commission** revised its Annual Meeting Schedule at the open public meeting of May 23, 2022 as outlined below:

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

January 24	July 25
February 28	August – NO meeting
March 28	August 15* (additional mtg.)
April 25	September 19*
May 23	October 24
June 13* (additional mtg.)	November 14*
June 27	December 12*

January 23, 2023 – Reorganization Meeting (7:00 p.m.) / Regular Meeting – Immediately Following

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 24, 2022 / Amended Adopted: May 23, 2022
Debora Padgett
Administrative Assistant / 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 ENVIRONMENTAL COMMISSION

DRAFT PUBLIC MEETING AGENDA

MONDAY, SEPTEMBER 19, 2022 – 7:00 PM
FRONT 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 2022 Annual Meeting Schedule and revised meeting dates have 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.

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

____ Christopher Obropta, PhD
____ Joanne Bertolini
____ Neil Julian
____ **Michael Folli, Chairman**
____ Deborah Boyea

____ Vacant
____ **Stephen Mastripolito, Vice Chairman**
____ Deena Centofanti (Alt. #1)
____ Eric Rosenthal (Alt. #2), Secretary
____ Deputy Mayor Janine Erickson, TC Liaison

CONSIDERATION OF MEETING MINUTES

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

REVIEW OF APPLICATIONS

- **1170 Millstone LLC (REDCOM) – File 22-PB-09-MSPV** – Block 18.01, Lot 40 – 1170 Millstone River Road. Applicant seeking preliminary and final major site plan approval; 'c' bulk variances; and waivers to construct a 114,440 square foot building to contain 120,440 sf. of light manufacturing space and 6,000 sf. of office, with associated stormwater, parking, lighting and improvements, on Property in the O-5, Office Research District. (PB Agenda: 12-01-22) **APPLICATION ADJOURNED TO A DATE TO BE DETERMINED (PB Agenda: TBD).**
- **Homestead Road, LLC – File 21-PB-25-MS/MSP** – Block 200.10, Lots 32 & 33 – 203 Homestead Road and 189 Homestead Road. Applicant seeking preliminary and final major subdivision approval; preliminary and final major site plan approval; and waivers, to consolidate the two lots and then subdivide into two reconfigured lots; and demolish all existing structures to construct two warehouse/office buildings, with associated stormwater, parking, and site improvements, on Property in the TECD, Transitional Economic Development District. (Continued PB Agenda: 10-06-22) **Application previously reviewed at the 03-28-22 EC meeting – Application scheduled for the presentation of the Preliminary Assessment Report / Site Investigation Report, received September, 2022 and to address comments in the 05-11-22 EC memo.**

Participating: Michael K. Ford, PE, of Van Cleek Engineering Associates, P.A.; David Robinson, LSRP of Synergy Environmental; and Glenn Stock, Applicant's Representative.

CONSIDERATION OF OLD BUSINESS

CONSIDERATION OF NEW BUSINESS

CORRESPONDENCE RECEIVED

COMMITTEE REPORTS

Continued to next page

CONSIDERATION OF MAPS / DOCUMENTS

- **M & M Realty Partner at Hillsborough LLC (West Tract) – File 21-PB-16-MSV**

Response to EC - Documents and Plans for routing (only)

(NOTE: Virtual application packet to date posted under the 09-22-22 Planning Board Agenda in the CivicClerk public portal.)

- **Homestead 279 LLC (REDCOM) – File 22-PB-05-S/MSPV**

Response to EC – Documents for routing (only)

(NOTE: Virtual application packet to date posted under the 11-03-22 Planning Board Agenda in the CivicClerk public portal.)

BUSINESS FROM THE FLOOR

ADJOURNMENT

**NEXT MEETING:
October 24, 2022**