



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 - NO meeting
March 24	September 22
April 28	October 27
May 26	November - NO meeting
June 23	December - NO meeting

(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, SEPTEMBER 22, 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 Ciccarella (Alt. #1)
_____ Carl Suraci, Chairman	_____ Patricia Smith (Alt. #2)
_____ Neil Julian, Vice Chairman	

BOARD / TOWNSHIP PROFESSIONALS:

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

CONSIDERATION OF MEETING MINUTES

- September 01, 2022 – Executive Session
- September 01, 2022 – Regular Meeting

CONSIDERATION OF RESOLUTIONS

PLANNING BOARD BUSINESS

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

CONSIDERATION OF ORDINANCES

- **Ordinance 2022-16** - An Ordinance Amending the Zoning Map of The Township of Hillsborough, Somerset County, New Jersey, to Change the Zone Designation for Certain Lots From CDZ Corporate Development and O-5 Office/Research To R Residential and/or RA Residential/Agricultural. Further Consideration and a Public Hearing will be held on October 11, 2022.
- **Ordinance 2022-17** - An Ordinance Amending Chapter 188 "Land Use and Development", Article I "Title; Purpose; Definitions", Section 188-3 "Words and Terms Defined" and Article V "Districts and Standards", Section 188-107.1 "LI Light Industrial District", of the Code of the Township of Hillsborough, Somerset County, New Jersey. Further consideration and a public hearing will be held on October 11, 2022.

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APPLICATIONS - PUBLIC HEARING

- **M&M Realty Partners at Hillsborough, LLC (West Tract) - File 21-PB-16-MSV** – (TOD: 09-30-22) - Block 182, Lot 11.01 (formerly Lot 11) – 95 Hamilton Road. Applicant seeking preliminary and final major subdivision approval; 'c' bulk variances; and waivers to subdivide the approximate 209.59 acres ("Western Tract") of the former Glen-Gery Quarry, into 200 lots: 198 single-family building lots of varying sizes, and two open space lots, with associated roads, stormwater, lighting, and improvements, for Property in the R8A, Residential 8A Zone. (EC Review: 06-13-22) *Additional /revised documents and plans received 09-08-22. **Application continued from July 28, 2022 without further notice.***

Participating: Douglas Wolfson, Esq. of The Weingarten Law Firm, LLC; Ron Aulenbach, PE, Director of Engineering, Planning & Development for Edgewood Properties, Developer Representative; Patricia Ruskan, PE of PSS (Civil Engineer); Craig Hermann, PE of PSS (Civil Engineer); Mathew Seckler, PE of Stonefield Engineering (Traffic Engineer); and Christine Cofone, PP of Cofone Consulting (Planner).

ADJOURNMENT

Next Meeting:
October 06, 2022