



# 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 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, OCTOBER 13, 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        | _____ <b>Kenneth Hesthag, Secretary</b> |
| _____ Robert Peason                     | _____ John Ciccarella (Alt. #1)         |
| _____ <b>Carl Suraci, Chairman</b>      | _____ Patricia Smith (Alt. #2)          |
| _____ <b>Neil Julian, Vice Chairman</b> |                                         |

### **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 Media)

### **CONSIDERATION OF MEETING MINUTES**

- October 06, 2022

### **CONSIDERATION OF RESOLUTIONS**

### **PLANNING BOARD BUSINESS**

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

### **CONSIDERATION OF ORDINANCES**

### **APPLICATIONS - PUBLIC HEARING**

- **Harvard Way JM.J4, LLC (Redcom / SAI) – File 21-PB-09-MSPV** – (TOD 10-31-22) - 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 107,366 square foot warehouse and associated improvements, at the end of Harvard Way, on Property in the I-3, Light Industrial Zone. *Revised Plans/Report Last Revised 01-26-22* - (EC Review: 09-13-21 and 02-28-22) (Hearing #1 - 11-18-21; 01-13-22 - Adjourned; Hearing #2 - 02-10-22; Hearing #3 - 03-10-22; Hearing #4 - 04-14-22) **Application continued from June 09, 2022 without further notice.**

*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.; Roberto Martinez, RA, of Redcom; John McDonough, PP of McDonough and Rea; Betsy Dolan, PE of Dolan & Dean; Kyle Kopacz, PE, Whitestone Associates; and Greg Readington of Harvard Way JM.J4, LLC, Applicant.*

*Continued to next page*

*Opposing Counsel: Jordan M. Asch, Esq. of Asch Legal, LLC; Opposing Witnesses: Clay Emerson, PE, PhD of Princeton Hydro; and Maryanne Sawade, Member of Green Hills Community.*

**ADJOURNMENT**

**Next Meetings:**

October 27, 2022 - Business Meeting  
November 03, 2022 – Regular Meeting