



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

BOARD / TOWNSHIP PROFESSIONALS:

_____ David Kois PP, AICP, Interim Township Planning Director / Deputy Zoning Officer
_____ Eric 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 Media)

CONSIDERATION OF MEETING MINUTES

- September 22, 2022

CONSIDERATION OF RESOLUTIONS

- Revision of Resolution - Application Number 98-PB-24-MR (Peter & Elizabeth Drenchko)

PLANNING BOARD BUSINESS

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

CONSIDERATION OF ORDINANCES

APPLICATIONS - PUBLIC HEARING

- **1170 Millstone LLC (REDCOM) – File 22-PB-09-MSPV** (TOD: 02-28-23) – Block 18.01, Lot 40 – 1170 Millstone River Road. *Application rescheduled to December 01, 2022 agenda with notice (further requested to be adjourned to a 2023 agenda date to be determined, with notice).*
- **Homestead 279 LLC – File 22-PB-05-S/MSPV** (TOD: 09-21-22) - Block 200.02, Lot 12 (Formerly Block 200.B, Lot 28) – 279 Homestead Road. Applicant seeking minor subdivision approval; preliminary and final major site plan approval; 'c' bulk variances; and waivers, to subdivide 17.11 acres into two lots: Proposed Lot A to front on Homestead Road and contain 5.41 acres to retain the existing commercial use and improvement; and Proposed Lot B to contain 11.7 acres and the subject of the major site plan application, to construct a 137,413 sf. warehouse with internal office space, associated parking, lighting, stormwater, and improvements, on Property in the LI, Light Industrial Zoning

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District. Revised plans / reports submitted 08-08-22. REVISED plans/documents dated October, 2022. (EC Review: 07-25-22 / Revised packet routed 09-19-22) **Continued from September 01, 2022 without further notice. 11-03-22 PM: APPLICANT'S ATTORNEY APPEARED TO REQUEST AN ADJOURNMENT TO A DATE WITHOUT FURTHER NOTICE.**

Application adjourned to the January 12, 2023 Regular Meeting (7:30pm) for a rescheduling date, without further notice (application will NOT be heard), after the 2023 Planning Board Annual Meeting Schedule has been adopted.

Participating for the Applicant: Michael O'Grodnick, Esq., Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A.; ~~Joshua Tiner, PE of Redeom Design & Construction LLC (Civil Engineer); Roberto Martinez, RA, Redeom Design & Construction LLC (Architect); John McDonough, PE of John McDonough Associates, LLC; and Greg Redington Managing Member of Homestead 279, LLC and Redeom Design & Construction LLC, Applicant Representative.~~

Participating for the Objector: Joseph C. Tauriello, Esq. of The Law Offices of Joseph C. Tauriello, Esq., P.C. (Opposing Counsel); ~~Christopher P. Melick, PLS, PP (Opposing Witness).~~

ADJOURNMENT

Next Meeting:
November 10, 2022