



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, DECEMBER 08, 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
_____ Deputy Mayor 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)
_____ Stephen Hoyt, PE, LEED Green Associate, Covering Board Engineer (Pennoni Associates)
_____ Michael Lombardozzi, CSR, CCR, Board Court Reporter
_____ Caz Bielen, Township Videographer (Premier Media)

CONSIDERATION OF MEETING MINUTES

CONSIDERATION OF RESOLUTIONS

PLANNING BOARD BUSINESS

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

CONSIDERATION OF ORDINANCES

APPLICATIONS - PUBLIC HEARING

- **Jennifer Bryson (PRL) – File 22-PB-S** – (TOD: 12-31-22) – Block 169, Lots 3 & 3.01 – Wertsville Road & 145 Wertsville Road. Applicant seeking minor subdivision /lot line adjustment and waivers, to subdivide 5 acres from Lot 3 (Existing 80.247 acres) to Lot 3.01 (existing 10.903 acres) to make Lot 3.01 a conforming lot, on Property in the MZ, Mountain Conservation Zone.

Participating: Pamela Mathews, PE, PLS of Van Cleef Engineering Associates, LLC; Jennifer Bryson, Applicant.

- **Homestead Road, LLC – File 21-PB-25-MS/MSPV** – (TOD: 12-31-22) - Block 200.10, Lots 32 & 33 – 203 Homestead Road and 189 Homestead Road. Applicant seeking preliminary and final major subdivision approval (determined a minor subdivision); preliminary and final major site plan approval; 'c' bulk variances; 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

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in the TECD, Transitional Economic Development District. (EC Review: 03-28-22) (*Revised plans/report submitted 04-21-22 and 04-28-22/ Additional plans/exhibits/documents submitted 06-24-22 / Additional submission 11-28-22*). (*Hearings history: 05-12-22; 07-07-22; 10-06-22 adjourned*) **Application adjourned from October 06, 2022 without further notice.**

Participating: Michael O'Grodnick, Esq. of Savo, Schalk, Corsini, Gillespie, O'Grodnick & Fisher, P.A.; Michael K. Ford, PE, PP, of Van Cleef Engineering Associates, LLC; Gary Dean, PE of Dolan & Dean; Christine Nazzaro-Cofone, PP, AICP of Cofone Consulting Group, LL; Edward Kuc, Principal Ecologist of Eastern States Environmental Associates, Inc.; and Applicant's Representatives: Glenn Stock, Eric Greif, and Kenneth Greif.

Objectors and Witnesses: Objector #1 - Michael Pisauero, Jr., Esq. of The Watershed Institute; Witness - Clay Emerson, PhD, PE, CMF of Princeton Hydro; Objector #2: Scott Gross, Member Representative of Local Citizens Against Traffic (LCAT); and Objector #3: Brian Tarantino, Member Representative of Stop Warehouses and Trucks (SWAT).

ADJOURNMENT

Next Meetings:

January 12, 2023

Reorganization Meeting – 7:00 PM / Regular Meeting – 7:30 PM