



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, DECEMBER 12, 2022 – 7:00 PM

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 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

CONSIDERATION OF MEETING MINUTES

- February 28, 2022
- March 28, 2022

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

REVIEW OF APPLICATIONS

- **Bilkoo Construction Co., Inc. - File BA-19-21 (2022 Amended Site Plan)** – Block 180.01, Lot 1 – 866 Route 206. Applicant seeking amended preliminary and final major site plan approval; 'd' variance; 'c' bulk variances; and waivers, to amend the prior approval granted by Resolution, dated 09-16-20, to include proposed site and circulation changes, to allow for the demolition of the existing structures and construct a new 2,963 square foot convenience store and gasoline station with three pump islands and a diesel pump, on Property located in the C-1, Neighborhood Shopping Center District. (BOA Agenda: 01-18-23) ***Application adjourned from the November 14, 2022 agenda.***

Participating: Michael K. Ford, PE of Van Cleef Engineering Associates, PA; Kal Gill, LSRP of Geo-Enviro Consulting and Remediation, LLC; and Manjit Bilkoo, Applicant Representative.

- **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: TBD – scheduling to be determined at the 01-12-23 PB regular meeting for scheduled hearing date only) ***Application adjourned from the September 19, 2022 agenda.***

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Participating: Mike DeLuca, PE, Project Manager and Kenneth Grisewood, LLA, RLA, PP of Menlo Engineering Associates, Inc.; Joshua Tiner, PE, VP of Engineering, and Nick Braco, PP/LLA of Redcom Design & Construction LLC, Applicant's Representatives.

Please be aware that the presentation to the Environmental Commission will be limited. This application will be presented in its entirety at a Planning Board meeting (hearing date to be determined). Notice of the initial hearing before the Planning Board will be provided by the Applicant to all property owners within 200 feet of the subject property.

CONSIDERATION OF OLD BUSINESS

CONSIDERATION OF NEW BUSINESS

CORRESPONDENCE RECEIVED

COMMITTEE REPORTS

CONSIDERATION OF MAPS / DOCUMENTS

- Homestead Road, LLC – File 21-PB-25-MS/MSPV – Recently submitted items for routing

BUSINESS FROM THE FLOOR

ADJOURNMENT

NEXT MEETINGS:

January 23, 2023

Reorganization Meeting - 7:00 pm

Regular Meeting – Immediately follows Reorganization