



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

REORGANIZATION MEETING AGENDA FOLLOWS THIS NOTICE

HILLSBOROUGH TOWNSHIP PLANNING BOARD NOTICE OF JANUARY, 2023 MEETINGS

PLEASE TAKE NOTICE that the Hillsborough Township Planning Board has scheduled the following public meetings as set forth below:

ALL MEETINGS WILL BE HELD IN PERSON AT:

The Peter J. Biondi Building, 379 South Branch Road, Hillsborough, NJ 08844

All attendees are required to follow the in-person protocols posted at the time of each meeting.

DATE: Thursday, January 12, 2023
TIME: 7:00 p.m.
AGENDA: Planning Board Reorganization Meeting
Formal action may be taken. The public is invited to attend.

DATE: Thursday, January 12, 2023
TIME: 7:30 p.m.
AGENDA: Regular Planning Board Meeting

APPLICATIONS

2023 SCHEDULING DATES to be determined by the Planning Board, with or without further notice, for applications continued from 2022. Please be aware that NO testimony will be provided at the January 12, 2023 meeting for the following five (5) applications listed under this section.

1. **Homestead 279 LLC – File 22-PB-05-S/MSPV** (TOD: 01-31-23 w/Ext.) - 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. ***Application adjourned from November 03, 2022 without further notice.***
2. **1170 Millstone LLC (REDCOM) – File 22-PB-09-MSPV** – (TOD: 02-28-23 w/Ext.) - Block 183.01, Lot 40 – 1170 Millstone River Road. Applicant seeking preliminary and final major site plan approval; ‘c’ bulk variances; and waivers. ***Application adjourned from December 01, 2022 with notice prior to the hearing date assigned.***
3. **Weston RD, LLC (Guastella) – File 22-PB-03-MSPV** (TOD: 01-31-23 w/Ext.) - Block 185, Lot 1 – Weston Road. Applicant seeking preliminary and final major site plan approval; ‘c’ bulk variances; and waivers. ***Application carried from November 10, 2022 without further notice.***
4. **Jennifer Bryson (PRL) – File 22-PB-S** – (TOD: 03-01-23 w/Ext.) – Block 169, Lots 3 & 3.01 – Wertsville Road & 145 Wertsville Road. Applicant seeking minor subdivision /lot line adjustment and waivers. ***Application carried from December 08, 2022 without further notice.***
5. **Homestead Road, LLC – File 21-PB-25-MS/MSPV** – (TOD: 01-31-23 w/Ext.) - Block 200.10, Lots 32 & 33 – 203 Homestead Road and 189 Homestead Road. Applicant seeking preliminary and final major subdivision approval (determined to be a minor subdivision); preliminary and final major site plan approval; ‘c’ bulk variances; and waivers. ***Application carried from December 08, 2022 without further notice.***

APPLICATIONS - PUBLIC HEARING

- **303 Amwell LLC (JMJ4 ABEEL LLC) - File 21-PB-17-MSPV** – (TOD: 01-31-23 w/Ext.) - Block 198, Lot 2.03 (*formerly Lot 2.B*) – 301 Amwell Road (*previously referenced as 303 Amwell Road*). Applicant seeking preliminary and final major site plan approval; 'c' bulk variance; and waivers, to construct an 85,348 square foot warehouse, with associated stormwater management, parking, lighting and improvements, on Property in the CDZ, Corporate Development Zone. (EC Review: 08-15-22) ***Application continued from September 08, 2022 WITH renotece.***

Formal action may be taken. The public is invited to attend.

DATE: Thursday, January 26, 2023

TIME: 7:30 p.m.

AGENDA: Planning Board Business Meeting

Formal action may be taken. The public is invited to attend.

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. One or more Executive/Closed Sessions may be conducted at any of the meetings listed above.

Meeting / application documents will be made available on the Township's CivicClerk portal at <https://hillsboroughnj.civicclerk.com/> at least ten days in advance of the meetings listed above. Complete application files are available in the Planning and Zoning Department for inspection. Please contact the Planning & Zoning Department at (908) 369-8382 or dpadgett@hillsborough-nj.org with any questions, Monday through Friday 8:30 a.m. – 4:00 p.m.

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

Debora Padgett, Planning Board Clerk



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TOWNSHIP OF HILLSBOROUGH PLANNING BOARD DRAFT REORGANIZATION PUBLIC MEETING AGENDA THURSDAY, JANUARY 12, 2023 - 7:00 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 has been communicated to the Hillsborough Beacon; The Courier News; the Township Clerk; posted on the Township's Website at <https://hillsboroughnj.civicclerk.com/>; and available at the Hillsborough Township Municipal Complex, in accordance with the public meeting notice.

OATH OF OFFICE TO NEWLY APPOINTED MEMBERS

ROLL CALL

_____ Mayor Shawn Lipani	_____ Frank DelCore
_____ Robert Wagner, Jr	_____ Ron Skobo
_____ Committeeman John Ciccarella	_____ Kenneth Hesthag
_____ Robert Peason	_____ Bruce Radowitz (Alt. #1)
_____ Carl Suraci	_____ Patricia Smith (Alt. #2)
_____ Neil Julian	

ELECTION OF CHAIRMAN

ELECTION OF VICE CHAIRMAN

ELECTION OF SECRETARY

APPOINTMENT OF MASTER PLAN SUBCOMMITTEE

RESOLUTION SETTING THE SCHEDULE OF MEETINGS

CONSIDERATIONS

1. RESOLUTION RATIFYING FAIR & OPEN SELECTION PROCESS
2. RESOLUTION APPOINTING BOARD ATTORNEY
3. RESOLUTION APPOINTING BOARD ENGINEER
4. RESOLUTION EXTENDING PROFESSIONAL SERVICES AGREEMENT WITH T&M
(2020 Contract - for ongoing applications)
5. RESOLUTION APPOINTING ALTERNATE BOARD ENGINEER
6. RESOLUTION APPOINTING BOARD COURT REPORTER
7. RESOLUTION ADOPTING THE RULES OF ORDER
8. RESOLUTION DESIGNATING THE OFFICIAL NEWSPAPERS

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9. RESOLUTION FIXING CHARGE FOR NOTICE OF MEETINGS
10. RESOLUTION OF OPEN MEETING POLICY
11. RESOLUTION OF ADMINISTRATIVE PROCEDURES

COMMENTS FROM THE PUBLIC

ADJOURNMENT

**NEXT MEETING:
January 12, 2023 Planning Board Regular Meeting - 7:30 p.m.**