



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

January 25, 2023

MEETING AGENDA FOLLOWS THIS NOTICE

HILLSBOROUGH TOWNSHIP ENVIRONMENTAL COMMISSION NOTICE of the 2023 ANNUAL MEETING SCHEDULE

PLEASE TAKE NOTICE that the **Hillsborough Township Environmental Commission** held its public Reorganization Meeting on Monday, January 23, 2023 at 7:00 p.m., in the Hillsborough Township Municipal Complex, The Peter J. Biondi Building, at which time the following **2023 Annual Meeting Schedule** was adopted:

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 23 (Reorg at 7:00pm / Regular follows)
February 27
March 27
April 24
May 22
June 26

July 24
August – NO meeting
September 18*
October 23
November 13*
December 11*

January 22, 2024 – Reorganization Meeting - 7:00 p.m. / Regular Meeting – Immediately Follows

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 23, 2023
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, MARCH 27, 2023 - 7:00 PM** **FRONT MULTI-PURPOSE ROOM**

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 2023 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.

Meeting/Application documents have been made available on the Township's website at <https://hillsboroughnj.portal.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

_____ Christopher Obropta, PhD	_____ James Vander Vliet
_____ Eric Rosenthal, Secretary	_____ Stephen Mastripolito, Vice Chairman
_____ Neil Julian	_____ Vacant (Alt. #1)
_____ Michael Folli, Chairman	_____ Vacant (Alt. #2)
_____ Deborah Boyea	_____ Deputy Mayor Dr. Robert Britting, TC Liaison
	_____ Committeeman Doug Tomson, TC Liaison

COMMISSION BUSINESS

- Resignation of Deena Centofanti (Alternate #1 to Seat #2)
- Resolution of Open Meeting Policy (*Previously omitted from 01-23 Reorganization packet*)

CONSIDERATION OF MEETING MINUTES

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

REVIEW OF APPLICATIONS

- **County of Somerset (Locatell) – File 23-PB-01-SV** – Block 169, Lot 56 – 510 Long Hill Road. Applicant seeking minor subdivision approval and 'c' bulk variances, and waivers to subdivide approximately +/- 13.889 acres into two lots: Proposed Lot 56.01 (5.889 acres) to retain the existing single-family dwelling, accessory building, and improvements; Proposed Lot 56.02 (8.0 acres) to be purchased by the County as part of the preserved opens space and passive parkland of the Sourland Preserve, on Property in the MZ, Mountain Conservation District. (PB Agenda: 05-04-23)

Participating: Sarah Fitzpatrick, Esq. of Schaffer Shain Jalloh; and Pamela Mathews, PE, PLS of Van Cleef Engineering Associates

- **Salvatore and Bernice Romano – File BA-21-16** – (Formerly William / Gourley) - Block 8, Lots 19.03 (3 Sycamore Lane) and Lot 19.02 (6 Poplar Road). Applicant seeking 'c' bulk variances, and stream corridor averaging, proposing to construct a new single-family dwelling, garage, and associated improvements on vacant Lot 19.03 (3 Sycamore Lane); and proposing to reduce the stream corridor on Lot 19.03 and increase the stream corridor on Lot 19.02, on Property in the AG, Agricultural Zone. (BOA Agenda: TBD)

Participating: James E. Stahl, Esq. of Borrus, Goldin, Foley, Vignuolo, Hyman and Stahl, PC; Michael K. Ford, PE of Van Cleef Engineering Associates; and Salvatore Romano, Applicant.

Continued to next page

- **Pilgrim River d/b/a The Avalon at Hillsborough – File BA-22-12** – Block 199, Lot 44.01 (1 Bayara Court), Lot 45 (381 Amwell Road), Lot 46 (385 Amwell Road), and Lot 47.01 (393 Amwell Road). Applicant seeking minor subdivision approval; preliminary and final major site plan approval; ‘d’ use variance; ‘c’ bulk variances, waivers; and submission waivers, to demolish three existing dwellings on Lots 44.01, 45, and 46 to consolidate and subdivide approximately 17.5 acres from Lots 44.01, 45, 46, and 47.01 into three lots: Proposed Reconfigured Lot 47.01 to contain the existing assisted living buildings and associated parking and driveways; to construct two new 6,228 SF on-staff housing apartment buildings with associated parking and site improvement on Proposed Lot 47.02; and to contain the existing stormwater management basin on Proposed Lot 47.03, on Property in the GA, Gateway ‘A’ Zoning District. (BOA Agenda: TBD)

Participating: Alexander Fisher, Esq. of Savo, Schalk, Corsini, Warner, Gillespie, O’Grodnick & Fisher, P.A.; Michael K. Ford, PE of Van Cleef Engineering Associates; Thomas Aufferorde, PE of EcolScience; and Donald Pelligrino Member/Applicant.

CONSIDERATION OF OLD BUSINESS

CONSIDERATION OF NEW BUSINESS

CORRESPONDENCE RECEIVED

COMMITTEE REPORTS

CONSIDERATION OF MAPS / DOCUMENTS

Please Note: The applications listed below are not scheduled to be heard, only listed below for the routing of newly submitted items since last before or routed to the Environmental Commission.

- **Homestead Road, LLC – File 21-PB-25-MS/MSP(V)** – Routing (ONLY) of recently revised plans / documents / reports (As per the Applicant, no longer requesting ‘c’ bulk variances) (Next PB Agenda: 04-13-23)
- **Weston Road, LLC (Guastella) – File 22-PB-03-MSPV** – Routing (ONLY) of recently revised plans / documents / reports (Next PB Agenda: 03-23-23)
- **Homestead 279, LLC (REDCOM) – File 22-PB-05-(S)/MSPV** – Routing (ONLY) of recently revised plans / documents (As per the Applicant, no longer requesting minor subdivision) (Next PB Agenda: 05-11-23)
- **303 Amwell Road, LLC (JMJ4 Abeel LLC) – File 21-PB-17-MSPV** – Routing (ONLY) of supplemental documents (Next PB Agenda: 04-13-23 for application as submitted)

BUSINESS FROM THE FLOOR

ADJOURNMENT

NEXT MEETING:
April 24, 2023 – 7:00 pm