



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 13, 2023

MEETING AGENDA FOLLOWS THIS NOTICE

NOTICE of the 2023 ANNUAL MEETING SCHEDULE HILLSBOROUGH TOWNSHIP PLANNING BOARD

PLEASE TAKE NOTICE that the **Hillsborough Township Planning Board** held its public Reorganization Meeting on Thursday, January 12, 2023 at 7:00 p.m., in the Courtroom of the Municipal Complex, The Peter J. Biondi Building, at which time the following **2023 Annual Meeting Schedule** was adopted:

Hillsborough Township Planning Board Regular Meetings begin at **7:00 p.m.** prevailing time, the first and second Thursday of the month, **unless otherwise specified.*

January 12*(7:00 pm Reorg/7:30pm Regular)	July 06
February 02	July 13
February 09	August – No Meetings
March 02	September 07
March 09	September 14
April 06	October 05
April 13	October 12
May 04	November 02
May 11	November 09
June 01	December 14*
June 08	

Hillsborough Township Planning Board Business Meetings begin at **7:00 p.m.** prevailing time, the fourth Thursday of the month, *unless otherwise specified:*

January 26	July 27
February 23	August - NO meeting
March 23	September 28
April 27	October 26
May 25	November - NO meeting
June 22	December - NO meeting

January 11, 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 12, 2023
Debora Padgett
Planning Board Clerk

THIS NOTICE POSTED AT:
Hillsborough Township Municipal Complex

THIS NOTICE COMMUNICATED TO:
The Hillsborough Beacon
The Courier News
Pamela Borek, MBA, RMC, Township Clerk



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TOWNSHIP OF HILLSBOROUGH PLANNING BOARD

DRAFT PUBLIC MEETING AGENDA

THURSDAY, JUNE 08, 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 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.

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

BOARD / TOWNSHIP PROFESSIONALS:

_____ David Kois PP, AICP, Planning Director / Deputy Zoning Officer
_____ Eric Bernstein, Esq., Board Attorney (Eric M. Bernstein & Associates)
_____ Mark Mayhew, PE, CME, Board Engineer (Pennoni Associates)
_____ Michael Lombardozzi, CSR, CCR, Board Court Reporter
_____ Dylan Tollefson, Township Videographer (Fuerza Strategy Group)

CONSIDERATION OF MEETING MINUTES

- January 12, 2023 – Reorganization Meeting
- January 12, 2023 – Regular Meeting
- February 09, 2023
- March 09, 2023
- March 23, 2023

CONSIDERATION OF RESOLUTIONS

PLANNING BOARD BUSINESS

- July 20, 2023 – Request for Special Meeting - Royce Brook Golf LLC (Ref: 93-PB-31-SRCU), File 23-PB-04-RES

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

CONSIDERATION OF ORDINANCES

APPLICATIONS - PUBLIC HEARING

- **Homestead 279 LLC – File 22-PB-05-(S)/MSPV** (TOD: 06-30-23 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, ~~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.~~ a second 132,750 SF warehouse building on the subject lot, with internal office space, associated parking, loading

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spaces, lighting, stormwater, and improvements, on Property in the LI, Light Industrial Zoning District. *Revised plans / reports submitted 08-08-22. REVISED plans/documents dated October, 2022 / Further Revised Plans submitted 02-24-23 removes the request for a minor subdivision.* (EC Review: 07-25-22 / Revised packet routed 09-19-22) (PB agendas: 09-01-22; 11-03-22 – adjourned without further notice; 01-12-23 – NO testimony – for scheduling only; 02-09-23; 03-09-23; 05-11-23 - adjourned). **Application adjourned from May 11, 2023 without further notice. APPLICANT SEEKING FURTHER ADJOURNMENT TO A DATE TO BE DETERMINED BY THE BOARD.**

Participating for the Applicant: Michael O'Grodnick, Esq., Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A.

Participating for the Objector: Joseph C. Tauriello, Esq. of The Law Offices of Joseph C. Tauriello, Esq., P.C.

- **Weston RD, LLC (Guastella) – File 22-PB-03-MSPV** (TOD: 06-30-23) - Block 185, Lot 1 – Weston Road. Applicant seeking preliminary and final major site plan approval; 'c' bulk variances; and waivers, to construct a 135,000 square foot warehouse building with stormwater, parking, and associated improvements, on Property located in the I-1, Light Industrial District and in the Airport Hazard Zone Area Overlay District. (EC Review: 10-24-22) (*Mtg. history: 11-10-22; 01-12-23 – NO testimony – for scheduling only; 02-02-23; 03-23-23; 05-04-23; 05-11-23*). *Revised plans/reports/documents submitted 03-10-23; further revised plans/reports/documents received 04-21-23.* **Application continued from June 01, 2023 without further notice.**

Participating for the Applicant: Michael O'Grodnick, Esq. of Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A.; Jeffrey Chang, Esq. of Fox Rothschild LLP; Gary Dean, PE, PP, of Dolan & Dean Consulting Engineers, LLC; Thomas Auffenorde, PE of EcolScience; James Scott (Operations); Steve Radosti, AIA of Perez & Radosti Architecture; Michael K. Ford, PE of Van Cleef Engineering Associates; Peter Downham, LSRP of Roux Associates; Keenan Hughes, PP, of Philips Preiss LLC; and Ahad Arif, Owner of Miracle Brands (prospective tenant).

Participating for the Objector: Michael Sinkevich, Esq. of Lieberman, Blecher & Sinkevich, PC (Land Use matters), and Jordan Asch, Esq. of Riker Danzig, LLP (Environmental matters), representing Hearthstone at Hillsborough; Clay Emerson, PhD, PE, CFM, of Princeton Hydro; Paul Gleitz of L&G Planning, LLC; Hal Simoff, PE of Simoff Engineering Associates Inc.; Pamela Grigas, Richard Couzzi, and James Vonderhorts of Member representatives of Hearthstone at Hillsborough.

ADJOURNMENT

Next Meetings:

June 22, 2023 - **7:00 pm**

July 06, 2023 – **7:00 pm**

July 13, 2023 – **7:00 pm**