



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

June 12, 2023 - Amended June 08, 2023 to include special meeting date: 07-20-23

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:

PLEASE TAKE FURTHER NOTICE that the **Hillsborough Township Planning Board** amended its **2023 Annual Meeting Schedule** at the open public meeting of June 08, 2023 to include a special meeting date as outlined below:

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	July 20 – <i>Special Meeting*</i>
March 02	August – No Meetings
March 09	September 07
April 06	September 14
April 13	October 05
May 04	October 12
May 11	November 02
June 01	November 09
June 08	December 14*

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 - <i>NO meeting</i>
March 23	September 28
April 27	October 26
May 25	November - <i>NO meeting</i>
June 22	December - <i>NO meeting</i>

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
Sarah Brake, RMC, Township Clerk



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TOWNSHIP OF HILLSBOROUGH PLANNING BOARD

DRAFT PUBLIC MEETING AGENDA **THURSDAY, JULY 06, 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 and amended meeting dates have 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 Ciccarelli	_____ Kenneth Hesthag
_____ 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

CONSIDERATION OF RESOLUTIONS

PLANNING BOARD BUSINESS

- Resignation of Kenneth Hesthag, Seat #9
- Election of Board Secretary (previously held by Kenneth Hesthag)

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

CONSIDERATION OF ORDINANCES

APPLICATIONS - PUBLIC HEARING

- **Weston RD, LLC** (Guastella) – **File 22-PB-03-MSPV** (TOD: 07-31-23) - 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; 06-01-23; 06-08-23). Revised plans/reports/documents submitted 03-10-23; further revised plans/reports/documents received 04-21-23. **Application continued from June 08, 2023 without further notice.**

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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 Vonderhorst of Member representatives of Hearthstone at Hillsborough.

ADJOURNMENT

Next Meetings:

July 13, 2023– Regular Meeting - **7:00 pm**
July 20, 2023 – Special Meeting – **7:00 pm**
July 27, 2023 – Business Meeting – **7:00 pm**