



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, OCTOBER 05, 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	_____ Patricia Smith
_____ Robert Peason, Secretary	_____ Bruce Radowitz (Alt. #1)
_____ Carl Suraci, Chairman	_____ Vacant (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)
_____ Michael Lombardozzi, CSR, CCR, Board Court Reporter
_____ Dylan Tollefson, Township Videographer (Fuerza Strategy Group)

CONSIDERATION OF MEETING MINUTES

CONSIDERATION OF RESOLUTIONS

- Hillsborough 206 Holdings LLC – File 18-PB-07-MSPV (2019 Amended Site Plan) (2023)

PLANNING BOARD BUSINESS

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: 12-31-23 w/Ext.) - Block 200.02, Lot 12 (Formerly Block 200.B, Lot 28) – 279 Homestead Road. Applicant seeking preliminary and final major site plan approval; 'c' bulk variances; and waivers, to construct a second 132,750 SF warehouse building on the subject lot, with internal office space, associated parking, loading spaces, lighting, stormwater, and improvements, on Property in the LI, Light Industrial Zoning District. *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 / Further revised plans, documents, and reports received 06-28-23 through 06-30-23. (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; 06-08-23 – adjourned; 07-13-23). **Application continued from July 13, 2023 without further notice. APPLICANT REQUESTING TO BE ADJOURNED TO A DATE CERTAIN, WITHOUT FURTHER NOTICE.**

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.

Continued to next page

- **Toll Bros., Inc.** (RBG / Enclave) – **File 21-PB-10-S/MS/SP** (TOD: 10-31-23) – Block 183, Lot 38.01 (201 Hamilton Road) and Block 183.01, Lot 1 (Hamilton Road). Applicant seeking retroactive **one-year extension** through December 09, 2023 to perfect the **minor subdivision approval** granted by the Planning Board Resolution memorialized June 02, 2022.

Applicant previously GRANTED minor subdivision approval to subdivide two existing lots totaling approximately 435.33 acres into three lots, two of which will remain as part of the golf course; GRANTED minor site plan approval and waivers (Block 183, Lot 38.01), to reconfigure the existing driveway to a common entrance servicing both the golf course and residential tract, and modify the existing clubhouse parking lot; and GRANTED preliminary and final major subdivision approval and waivers (Proposed Lot 183.01, Lot 2) to subdivide an approximate 130.68-acre residential tract into 181 lots, consisting of 174 single-family lots, six open space lots, and one roadways lot, with all associated improvements; on Property known as Block 183, Lot 38.01 and Block 183.01, Lot 1 on the Hillsborough Township Tax Maps, located on Property commonly known as 201 Hamilton Road and “Hamilton Road” in the RBPRD, Royce Brook Planned Residential Development, with conditions.

Participating for the Applicant: Richard J. Hoff, Jr., Esq., of Bisgaier Hoff, LLC; and Daniel Giacobbe, PE of ESE Consultants.

ADJOURNMENT

Next Meetings:

October 12, 2023 – **7:00 pm** – Regular Meeting
October 26, 2026 – **7:00 pm** – Business Meeting