



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

November 03, 2023

REGULAR MEETING AGENDA FOLLOWS THIS NOTICE

NOTICE of the 2024 ANNUAL SCHEDULE OF MEETINGS HILLSBOROUGH TOWNSHIP PLANNING BOARD

PLEASE TAKE NOTICE that the **Hillsborough Township Planning Board** adopted the following **2024 Annual Schedule of Meetings** at its open public meeting of Thursday, November 02, 2023, held at 7:00 p.m. in the Courtroom of the Municipal Complex, The Peter J. Biondi Building:

HILLSBOROUGH TOWNSHIP PLANNING BOARD 2024 ANNUAL SCHEDULE OF MEETINGS

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 11* (<i>Reorg. 7:00 pm/Regular immediately follows</i>)	July 11*
February 01	August* – No Meetings
February 08	September 05
March 07	September 12
March 14	October 10*
April 04	November 07
April 11	November 14
May 02	December 05
May 09	December 12
June 06	
June 13	

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

January 25	July 25
February 22	August* - NO meeting
March 28	September 26
April 25	October 24
May 23	November* - NO meeting
June 27	December* - NO meeting

January 09, 2025* - Reorganization Meeting - 7:00 p.m. / Regular Meeting - Immediately follows

All meetings listed above will be held at 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.

APPLICATION DOCUMENTS / PLANS WILL BE POSTED IN A TIMELY MANNER TO THE HILLSBOROUGH TOWNSHIP WEBSITE AT <https://hillsboroughnj.portal.civicclerk.com/>.

ONE OR MORE EXECUTIVE / CLOSED SESSIONS MAY BE CONDUCTED AT ANY OF THE MEETINGS LISTED ABOVE.

ADOPTED: November 02, 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 REGULAR PUBLIC MEETING AGENDA
THURSDAY, JANUARY 11, 2024
IMMEDIATELY FOLLOWS 7:00 P.M. REORGANIZATION
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 2024 Annual Meeting Schedule has been provided to the officially designated newspapers, to the Township Clerk, is posted on the Township's Website, and available at the Hillsborough Township Municipal Complex.

Application documents/plans have been made available on the Township's website at <https://hillsboroughnj.civicclerk.com/> at least ten days in advance of this meeting, and complete applications files are available in the Planning and Zoning Department for inspection, in accordance with the public meeting notice.

ROLL CALL

_____ Committeeman Shawn Lipani, <i>Mayor's Designee</i>	_____ Frank DelCore
_____ Robert Wagner, Jr	_____ Ron Skobo
_____ Deputy Mayor John Ciccarelli	_____ Patricia Smith, Secretary
_____ Robert Peason, Vice Chairman	_____ Bruce Radowitz (Alt. #1)
_____ Carl Suraci, Chairman	_____ Vacant (Alt. #2)
_____ Vacant (Seat #6)	

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

- Toll Bros., Inc. (RBG / Enclave) – File 21-PB-10-S/MS/SP – Extension
- Resolution of the Planning Board of the Township of Hillsborough Adopting a Climate Change-Related Hazard Vulnerability Assessment to the Land Use Element of the Township of Hillsborough's Master Plan

PLANNING BOARD BUSINESS

- Draft 2023 Planning Board Annual Report
- **Hillsborough Township Board of Education – Sunnymead Elementary School (Pavilion) – File 23-PB-20-INF** – Block 129, Lot 1.01 - 55 Sunnymead Road ("Sunnymead Road" per Tax Records). Applicant seeking informal review by the Planning Board pursuant to N.J.S.A. 40:55D-31 and 18A: 18A-16, to construct an accessory structure for an approximate 30' x 40' pavilion on a 36' x 46' concrete pad, on Property located in the RA, Residential/Architectural Zone.
- **Hillsborough Township Board of Education – Triangle Elementary School (Playground Extension) – File 23-PB-21-INF** – Block 155, Lot 42 - 156 South Triangle Road ("South Triangle Road" per Tax Records). Applicant seeking informal review by the Planning Board pursuant to N.J.S.A. 40:55D-31 and 18A: 18A-16, to construct a

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playground extension to contain an approximate 1,608 SF wood chip playground mulch surfacing; playground equipment; a 750 SF concrete walk; and 72 LF / 175 LF of railroad ties to border the area, on Property located in the R-1, Residential 1 Zone.

Participating: Elio Qorri, Lead Project Designer, LAN Associates; and Gerald Eckert, School Business Administrator / Board Secretary

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

CONSIDERATION OF ORDINANCES

APPLICATIONS - PUBLIC HEARING

- **Homestead Road, LLC – File 21-PB-25-MS/MSP(V)** – (TOD: 02-01-24 w/Ext.) - Block 200.10, Lots 32 & 33 – 203 Homestead Road and 189 Homestead Road. Applicant seeking preliminary and final major subdivision approval (determined a minor subdivision); preliminary and final major site plan approval; 'c' bulk variances; and waivers, to consolidate the two lots and then subdivide into two reconfigured lots; and demolish all existing structures to construct two warehouse/office buildings, with associated stormwater, parking, and site improvements, on Property in the TECD, Transitional Economic Development District. (EC Review: 03-28-22) *Revised plans/report submitted 04-21-22 and 04-28-22/ Additional plans/exhibits/documents submitted 06-24-22 / Additional submission 11-28-22. Applicant, no longer seeking 'c' bulk variances per revised plans/reports/documents submitted 02-17-23. Copy of NJDEP application received 03-31-23. (PB agendas: 05-12-22; 07-07-22; 10-06-22 adjourned; 12-08-22; 01-12-23 – no testimony – for scheduling only; 03-02-23; 04-06-23 – canceled, rescheduled to 04-13-23; 04-13-23; 05-25-23; 06-22-23; 09-07-23; 09-14-23; 12-14-23). Application continued from December 14, 2023 without further notice.*

Participating for the Applicant: Craig Gianetti, Esq. of Day Pitney, LLP; Gary Dean, PE of Dolan & Dean; Edward Kuc, Principal Ecologist of Eastern States Environmental Associates, Inc.; Christine Nazzaro-Cofone, PP, AICP of Cofone Consulting Group, LLC; David Robinson, LSRP of Synergy Environmental; Michael K. Ford, PE, PP, of Van Cleef Engineering Associates, LLC; and Applicant's Representatives: Glenn Stock, Eric Greif, and Kenneth Greif.

Participating for the Objectors: Objector #1 - Michael Pisauero, Jr., Esq. of The Watershed Institute, Witness – Clay Emerson, PhD, PE, CMF of Princeton Hydro; Objector #2: Scott Gross, Member Representative of Local Citizens Against Traffic (LCAT); Objector #3: Brian Tarantino, Member Representative of Stop Warehouses and Trucks (SWAT), and Carlos Rodrigues, PP, FAICP of Design Solutions for a Crowded Planet, LLC; and Objector #4: John Lanahan; Objector #5: Lucy Sandler, Sourland Conservancy Board of Trustees, Advocacy Committee Chair.

ADJOURNMENT

Next Meeting:

January 25, 2024 – **7:00 p.m.**