



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 12, 2024

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 Reorganization Meeting held Thursday, January 11, 2024, at 7:00 p.m. in the Courtroom of the Municipal Complex, The Peter J. Biondi Building, affirming the 2024 Annual Schedule of Meetings previously adopted November 02, 2023 by the Board.

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

ADOPTED: January 11, 2024

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, FEBRUARY 08, 2024 - 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 2024 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/plans have been made available on the Township's website at <https://hillsboroughnj.civicclerk.com/> at least ten days in advance of this meeting. 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	_____ Surajit Deb (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

- January 25, 2024

CONSIDERATION OF RESOLUTIONS

- Hillsborough Township BOE (Sunnymead Elementary School - Pavilion) – File 23-PB-20-INF
- Hillsborough Township BOE (Triangle Elementary School - Playground Extension) – File 23-PB-21-INF

PLANNING BOARD BUSINESS

- 1170 Millstone LLC – File 22-PB-09-MSPV – Extension for Time of Decision provided through June 01, 2024

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

CONSIDERATION OF ORDINANCES

APPLICATIONS - PUBLIC HEARING

- **303 Amwell Road (JM4 ABEEL LLC) - File 21-PB-17-MSP(V)** – (TOD: 06-01-24 w/Ext.) - Block 198, Lot 2.03 (formerly Lot 2.B) – 303 Amwell Road (f/k/a as 301 Amwell Road). Revised Application 10-06-23: Applicant seeking preliminary and final major site plan approval; ~~'e'~~ **bulk variance**; and design waivers, to construct an ~~85,348~~ **80,000** square foot industrial building with revised associated stormwater management, parking, lighting and improvements, on Property located in the CDZ, Corporate Development Zone. **Applicant adjourned to a date to be determined by the Board, without further notice. An extension for the time of decision has been provided through June 01, 2024.**

Continued to next page

- **Hillsborough Center LLC - File 23-PB-14-SP** – (TOD: 03-11-24) – Block 200.10, Lots 5.01 & 5.02 – Route 206 & 649 Route 206. Applicant seeking minor site plan approval and waivers to install a 12 ft. x 12 ft. trash enclosure with concrete pad in the rear of the Goodwill leased space, and new Belgian block curb with landscaping, on Property located in the TC, Towns Center District and ASD, Architectural and Site Design Overlay District.

Participating for the Applicant: Anthony Zarillo III, Esq., and Donna M. Jennings, Esq., of Wilentz, Goldman & Spitzer, P.A.; Thomas Decker, PE, PP, CME of Van Cleef Engineering Associates, LLC; and Galil Adoni for Hillsborough Center LLC, Applicant.

ADJOURNMENT

Next Meetings:

February 22, 2024 – Business Meeting - **7:00 p.m.**

March 07, 2024 – Regular Meeting - **7:00 p.m.**