



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 23, 2024

MEETING AGENDA FOLLOWS THIS NOTICE

HILLSBOROUGH TOWNSHIP ENVIRONMENTAL COMMISSION NOTICE of the 2024 ANNUAL MEETING SCHEDULE

PLEASE TAKE NOTICE that the **Hillsborough Township Environmental Commission** held its public Reorganization Meeting on Monday, January 22, 2024 at 7:00 p.m., in the Hillsborough Township Municipal Complex, The Peter J. Biondi Building, at which time the following **2024 Annual Meeting Schedule** was adopted:

Hillsborough Township **Environmental Commission** meetings are scheduled to begin at **7:00 p.m.** prevailing time, the fourth Monday of the month, * *unless otherwise specified*.

January 22 (<i>Reorganization 7:00pm / Regular follows</i>)	July 22
February 26	August – NO meeting
March 25	September 23
April 15*	October 28
May 20*	November 18*
June 24	December 16*

January 27, 2025 – 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 22, 2024
Debora Padgett
Administrative Assistant / Planning Board Clerk

THIS NOTICE POSTED AT:

1. Hillsborough Township Municipal Complex

THIS NOTICE COMMUNICATED TO:

1. The Hillsborough Beacon
2. The Courier News
3. Sarah Brake, RMC, Township Clerk



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TOWNSHIP OF HILLSBOROUGH ENVIRONMENTAL COMMISSION

DRAFT PUBLIC MEETING AGENDA

MONDAY, FEBRUARY 26, 2024 – 7:00 PM
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 to the Township's Website, and available at the Hillsborough Township Municipal Complex.

Application documents have been made available at <https://hillsboroughnj.portal.civicclerk.com/> and at the Planning and Zoning Department for inspection, in accordance with the public meeting notice.

ROLL CALL

____ Christopher Obropta, PhD
____ Eric Rosenthal
____ Vacant -Seat #3
____ **Michael Folli, Chairman**
____ Deborah Boyea

____ James Vander Vliet
____ **Stephen Mastripolito, Vice Chairman**
____ Kris Lockburner (Alt. #1)
____ Matthew Martinez (Alt. #2)
____ Committeewoman Samantha Hand, TC Liaison
____ Committeeman Shawn Lipani, TC Liaison

CONSIDERATION OF MEETING MINUTES

BUSINESS FROM THE FLOOR *(For matters not on the agenda)*

REVIEW OF APPLICATIONS

- **Petrock's Liquors, Inc. – File 23-PB-19-MSPV** – Block 163.22, Lot 34.01 (formerly Block 163, Lot 34.A) – 419 Amwell Road. Applicant seeking Preliminary and Final Major Site Plan Approval; 'c' bulk variances; and waivers to construct a 480 SF. addition to the existing building for storage, with associated improvements. The Planning Board previously granted a submission waiver on December 14, 2023, waiving the requirement for submission of a concept plan prior to a formal application, for the Property located in the TC, Town Center District, and within the ASD, Architectural and Site Design Overlay District. *(PB Agenda: 03-14-24)*

Participating for the Applicant: Michael O'Grodnick, Esq. of Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A.; Michael K. Ford, PE of Van Cleef Engineering Assoc.; Nicholas Petrock, Applicant.

- **Sherman Tract - Phase II (M&M at Camplain Road LLC) - File 23-PB-18-MSP** - Block 86, Lot 21.02 (formerly Block 86, Lot 21) - Camplain Road ("Estelle Street" per HT Tax Records). Applicant seeking Preliminary and Final Major Site Plan Approval, and waivers, to construct a residential development consisting of 88 affordable townhome units, with stormwater, roadways, landscaping, lighting, and associated improvements, for a Property Governed by the Sherman Redevelopment Plan, Adopted March 13, 2019. *(PB Agenda: 03-07-24)*

Participating for the Applicant: Douglas Wolfson, Esq. of The Weingarten Law Firm, LLC; Ronald Aulenbach, PE, Director of Engineering, Planning & Development for Edgewood Properties, Developer Representative; Mark Mauriello, Director of Environmental Affairs and Planning for Edgewood Properties; Peggy Steinhauer, PE, and Jason Wienbarg, PE of MidAtlantic Engineering.

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CONSIDERATION OF OLD BUSINESS

CONSIDERATION OF NEW BUSINESS

- Draft 2023 Environmental Commission Annual Report - Revised (meeting attendance)

CORRESPONDENCE RECEIVED

COMMITTEE REPORTS

CONSIDERATION OF MAPS / DOCUMENTS

BUSINESS FROM THE FLOOR

ADJOURNMENT

NEXT MEETING:

March 25, 2024