



# Township of Hillsborough

PLANNING & ZONING DEPARTMENT  
PETER J. BIONDI MUNICIPAL BUILDING  
379 SOUTH BRANCH ROAD  
HILLSBOROUGH, NJ 08844  
[www.hillsborough-nj.org](http://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, APRIL 04, 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> | _____ Bruce Radowitz                   |
| _____ Robert Wagner, Jr                                  | _____ Ron Skobo                        |
| _____ Deputy Mayor John Ciccarelli                       | _____ <b>Patricia Smith, Secretary</b> |
| _____ <b>Robert Peason, Vice Chairman</b>                | _____ Angelo Vitale (Alt. #1)          |
| _____ <b>Carl Suraci, Chairman</b>                       | _____ Surajit Deb (Alt. #2)            |
| _____ James Vander Vliet                                 |                                        |

#### **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**

- June 22, 2023
- July 06, 2023
- July 13, 2023
- July 20, 2023

#### **CONSIDERATION OF RESOLUTIONS**

- Coherent Corp. - File 23-PB-15-SPV

#### **PLANNING BOARD BUSINESS**

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

#### **CONSIDERATION OF ORDINANCES**

#### **APPLICATIONS - PUBLIC HEARING**

- **Toll Bros., Inc.** (RBG / Enclave) – **File 21-PB-10-S/MS/SP (2024 Extension)** – Block 183, Lot 38.01 (201 Hamilton Road) and Block 183.01, Lot 1 (Hamilton Road). Applicant seeking further retroactive extension beyond the prior extension granted by Planning Board Resolution memorialized January 12, 2024, for a recording deadline for the **Minor Subdivision** until June 30, 2024, originally granted by 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*

*Continued to next page*

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.*

- **Weston RD, LLC (Guastella) – File 22-PB-03-MSPV** (TOD: 04-30-24) - Block 185, Lot 1 – Weston Road. Applicant seeking preliminary and final major site plan approval; 'c' bulk variances; and waivers, to construct a 130,418 square foot warehouse building with associated parking and loading, walkways, trash dumpster enclosure area, landscaping and lighting, utilities, stormwater management, and site 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; 07-06-23; 10-12-23; 02-01-24). Revised plans/reports/documents submitted 03-10-23; further revised plans/reports/documents received 04-21-23; further revised plans/reports/documents received 10-02-23. **Application continued from February 01, 2024 without further notice.**

*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; Jack Zybura, PE, INCE Bd. Cert. Lewis S. Goodfriend & Associates; Glenn Bodnar, PE of Bodnar Engineering LLC; Michael K. Ford, PE of Van Cleef Engineering Associates; 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; 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.*

#### **EXECUTIVE SESSION**

- The Board will convene to discuss matters of attorney-client privilege: Diamond Chip Realty v. Sparta Board

#### **ADJOURNMENT**

**Next Meeting:**  
April 11, 2024 - 7:00 p.m.