



# 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 11, 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 Ciccarella                       | _____ <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 Lombardozi, CSR, CCR, Board Court Reporter  
\_\_\_\_\_ Dylan Tollefson, Township Videographer (Fuerza Strategy Group)

#### **CONSIDERATION OF MEETING MINUTES**

#### **CONSIDERATION OF RESOLUTIONS**

#### **PLANNING BOARD BUSINESS**

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

#### **CONSIDERATION OF ORDINANCES**

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

- **G&J Steel & Tubing, Inc. - File 24-PB-01-MSPV** - (TOD: 07-16-24) - Block 143, Lot 11.01 - 301 Roycefield Road (Vincent's Lane). Applicant seeking Preliminary and Final Major Site Plan Approval; 'c' bulk variances; and waivers, to construct a 15,498 SF building addition to the existing building, on Property in the I-2, Light Industrial Zone. (EC Review: 03-25-24)

*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; John Mannino, AIA of Cerminara Architect; and John Tursky, G&J Steel & Tubing, Inc., Applicant Representative.*

*Continued to next page*

- **Sherman Tract - Phase II** (M&M at Camplain Road LLC) - **File 23-PB-18-MSP** - (TOD: 05-17-24) - 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 Agendas: 03-07-24 - adjourned) (EC Review: 02-26-24) **APPLICANT REQUESTING TO BE ADJOURNED TO MAY 02, 2024 WITH RE-NOTICE.**

*Participating for the Applicant:* Douglas Wolfson, Esq. of The Weingarten Law Firm, LLC; William Parkhill, PE of MidAtlantic Engineering Partners (Civil Engineer); Nicholas Kennedy, PE of Stonefield (Traffic Engineer); Christine Nazzaro-Cofone, PP, AICP of Cofone Consulting Group, LLC; and Ronald Aulenbach, PE, Director of Engineering, Planning & Development for Edgewood Properties, Developer

- **Homestead Road, LLC – File 21-PB-25-MS/MSP(V)** – (TOD: 05-01-24 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; 01-11-24; 01-25-24; 03-07-24). Application continued from March 07, 2024, 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 Pisauro, 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), Witness - Kenneth J. Hausman, PE, Traffic Engineer; 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 Meetings:**

April 25, 2024 – **7:00 p.m.** - Business Meeting  
May 02, 2024 - **7:00 p.m.** Regular Meeting