



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, MAY 09, 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	_____ Patricia Smith, Secretary
_____ Robert Peason, Vice Chairman	_____ Angelo Vitale (Alt. #1)
_____ Carl Suraci, Chairman	_____ 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

- September 07, 2023
- September 14, 2023
- October 05, 2023
- October 12, 2023

CONSIDERATION OF RESOLUTIONS

PLANNING BOARD BUSINESS

- 1170 Millstone LLC, File 22-PB-09-MSPV - Extension of time to be provided

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

CONSIDERATION OF ORDINANCES

APPLICATIONS - PUBLIC HEARING

- **Homestead 279 LLC – File 22-PB-05-S/MSPV** (TOD: 05-31-24 w/Ext.) - Block 200.02, Lot 12 (Formerly Block 200.B, Lot 28) – 279 Homestead Road. Applicant seeking preliminary and final major site plan approval; 'c' bulk variances; and waivers, to construct a second 132,750 SF warehouse building on the subject lot, with internal office space, associated parking, loading spaces, lighting, stormwater, and improvements, on Property in the LI, Light Industrial Zoning District. (EC Review: 07-25-22 / Revised packet routed 09-19-22 / Further revised plans, documents, and reports received 06-28-23 through 06-30-23. (PB agendas: 09-01-22; 11-03-22 – adjourned without further notice; 01-12-23 – NO testimony – for scheduling only; 02-09-23; 03-09-23; 05-11-23 – adjourned; 06-08-23 – adjourned; 07-13-23; 10-05-23 – adjourned with discussion – 12-14-23 for scheduling only – without further notice; 12-14-23 – scheduled; 01-25-24 - 05-09). Continued from January 25, 2024 without further notice.
APPLICANT TO PROVIDE AN EXTENSION OF TIME, AND REQUEST AN ADJOURNMENT TO THE SEPTEMBER 12, 2024 AGENDA, WITHOUT FURTHER NOTICE.

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Representing the Applicant: Michael O'Grodnick, Esq. of Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick, & Fisher, P.A.

Objector: Sandro Iannella

- **303 Amwell Road (JMJ4 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; ~~'c' 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. **Application adjourned from February 08, 2024 (scheduling addressed at March 07, 2024 meeting), without further notice. APPLICANT TO PROVIDE AN EXTENSION OF TIME, AND REQUEST AN ADJOURNMENT TO A DATE TO BE DETERMINED BY THE BOARD, WITHOUT FURTHER NOTICE.**

Representing the Applicant: Michael O'Grodnick, Esq. of Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick, & Fisher, P.A.

Objector: Craig Berlin

- **G&J Steel & Tubing, Inc. - File 24-PB-01-MSPV** - (TOD: 07-16-24) - Block 143, Lot 11.01 and 11.04 - 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) [Revised submission packet received April 29, 2024 includes Lot 11.04 for access and parking.](#) **Application continued from April 11, 2024 without further notice**

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.

- **Somerset County Multi-Use Facility - File 24-PB-02-INF** - Block 142, Lot 23.02 - 360 Roycefield Road. County of Somerset requesting courtesy review and comments by the Board, regarding the proposal to construct a new 76,708 SF state-of-the-art facility, with 3 underground stormwater basins, parking, lighting, landscaping, and associated improvements, on Property in the ED, Economic Development Zone.

Participating: Marina Stinely, Esq. of Cleary Giacobbe Alfieri Jacobs, LLC representing the County of Somerset; Matthew Loper, PE, County Engineer; Adam Slutsky, PE, Assistant County Engineer; Kurt Kierheilg, AIA, LEED BD+C of DMR Architects; Shyam Perangur, AIA of DMR Architects; Keith Smith, PE, PP of French & Parrello Associates; and Joshua Cottrell, PE of French & Parrello Associates

- **Sherman Tract - Phase II (M&M at Camplain Road LLC) - File 23-PB-18-MSP** - (TOD: 06-13-24) - 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; 04-11-24 adjourned) (EC Review: 02-26-24) **Application continued from May 02, 2024 without further notice.**

Participating for the Applicant: Irina Elgart, Esq. of The Weingarten Law Firm, LLC; William Parkhill, PE of MidAtlantic Engineering Partners (Civil Engineer); Andrew Vischio, PE, PTOE 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

ADJOURNMENT

Next Meetings:

May 23, 2024 - Business Meeting - 7:00 PM

June 06, 2024 - Regular Meeting - 7:00 PM