



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, JUNE 06, 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 Lombardozzi, CSR, CCR, Board Court Reporter
_____ Dylan Tollefson, Township Videographer (Fuerza Strategy Group)

CONSIDERATION OF MEETING MINUTES

- November 09, 2023
- December 14, 2023
- February 01, 2024
- February 08, 2024
- March 07, 2024

CONSIDERATION OF RESOLUTIONS

- CP East Brunswick, Inc. (Cyzner) - File 20-PB-05-MSPV (2024 Extension)
- Petrock's Liquors, Inc. File 23-PB-19-MSPV

PLANNING BOARD BUSINESS

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

CONSIDERATION OF ORDINANCES

- **Ordinance 2024-07** - An Ordinance Amending Chapter 188 "Land Use and Development", Article V "Districts and Standards", Section 188-113.7 "Mixed-Use Inclusionary District-1", of the Code of the Township of Hillsborough, Somerset County, New Jersey. Further consideration and a public hearing will be held on June 11, 2024.
- **Ordinance 2024-08** - An Ordinance Amending "Attachment 8 - Development Application Guidelines" and Adding "Attachment 12 - Subdivision and/or Site Plan Green Development Checklist" in Chapter 188 "Land Use and Development", of the Code of the Township of Hillsborough, Somerset County, New Jersey. Further consideration and a public hearing will be held on June 11, 2024.

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- **Ordinance 2024-09** - An Ordinance Amending Chapter 188 “Land Use and Development”, Article I “Title; Purpose; Definitions”, Section 188-3 “Words and Terms Defined” and Article IV “Design and Performance Standards”, Section 188-68 “off-street parking and loading”, of the Code of the Township of Hillsborough, Somerset County, New Jersey, To Authorize and Encourage Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready Parking Spaces. Further consideration and a public hearing will be held on June 11, 2024.

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 a one-year extension for the **preliminary and final major subdivision**, as part of the approvals previously granted by the Board, per Planning Board Resolution memorialized June 30, 2022. Extensions for the minor subdivision granted per Planning Board Resolutions memorialized January 11, 2024 and May 02, 2024.

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 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.

- **Campus Associates, LLC (Weiss) – File 20-PB-13-MSP (2024 Extension Request)** – Block 58, Lot 1.05 – 4 Campus Drive. Applicant seeking two-year extension for the **preliminary and final major site plan approval**, ‘c’ bulk variance; and waivers, as per the approval granted by the Board, per Planning Board Resolution memorialized November 18, 2021.

Applicant previously GRANTED preliminary and final major site plan approval; ‘c’ bulk variances; and waivers, to construct a multi-family development consisting of four three-story apartment buildings, each building containing twenty-four residential dwelling units for a total of ninety-six residential dwelling units, including twenty-three affordable housing units; a Clubhouse; associated parking, lighting, landscaping, utilities, stormwater and associated improvements, on Property known as Block 58, Lot 1.05 on the Hillsborough Township Tax Map, located at 4 Campus Drive, in the Multifamily Inclusionary Overlay District within the I-3 Light Industrial Zone, with conditions.

Participating for the Applicant: Marc Policastro, Esq. and Michael P. Castore, Esq. of Giordano, Halleran & Ciesla, PC; Michael K. Ford, PE, of Van Cleef Engineering Associates, LLC; and Yoni Nevenansky of Campus Associates, LLC

- **Specialty Assays, Inc. – File 23-PB-16-SPV** – (TOD: 06-30-24) - Block 67, Lot 16 – 56 Old Camplain Road. Applicant seeking minor site plan approval; ‘c’ bulk variance; and waiver, to construct an approximate 4,869 SF addition to the existing building for use as a research facility and related improvements, on Property located in the I-1, Light Industrial and RA, Residential Agricultural Zones. ***Application adjourned from March 14, 2024 without further notice***

Participating for the Applicant: Kara Kaczynski, Esq. of McNally, Yaros, Kaczynski & Lime, LLC; Sameh Wali, PE of Dynamic Engineering; Allison Murray, AIA of Cerminara Architect; and Richard Kaufman, of Specialty Assays, Inc., Applicant

- **Weston RD, LLC (Guastella) – File 22-PB-03-MSPV** (TOD: 06-30-24) - 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; 04-04-24*). 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 April 04, 2024 without further notice.***

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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.

ADJOURNMENT

Next Meeting:
June 13, 2024 - 7:00 p.m.