



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 13, 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 02, 2023 - Executive Session Minutes
- March 14, 2024

CONSIDERATION OF RESOLUTIONS

- Petrock's Liquors, Inc. File 23-PB-19-MSPV (*carried from June 06, 2024 agenda - revised*)

PLANNING BOARD BUSINESS

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

CONSIDERATION OF ORDINANCES

APPLICATIONS - PUBLIC HEARING

- **SAI Middlesex Farms, LP - 22-PB-15-MSP** - (TOD 07-11-24) Block 142, Lot 34 - 216 Route 206 South. Applicant seeking preliminary and final major site plan approval and waivers to construct two new buildings in the front and rear yards of the Property, one 18,000 SF, the other 12,375 SF, to be utilized for some of the same principal permitted uses already existing on the Property, and to improve the Contractor's Yard lot by paving, striping, and installing curbing, and associated improvements, on Property located in the I-1, Light Industrial Zone (Route 206 Highway approaches follow I-2 Zoning standards). (*EC Review 04-15-24*)

Participating: 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 Visceglia, Managing Member, of SAI Middlesex Farms, LP, Applicant.

Continued to next page

- **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; May 02, 2024; May 09, 2024*) (EC Review: 02-26-24) ***Continued from May 09, 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 Meeting:

June 27, 2024 - Business Meeting - **7:00 p.m.**

July 11, 2024 - Regular Meeting - **7:00 p.m.**