

Township of Hillsborough – PLANNING BOARD

Approved Public Meeting Minutes

April 11, 2024

Chairman Carl Suraci called the Planning Board Regular Public Meeting of April 11, 2024, to order at 7:05 pm. The meeting was held in the Courtroom of The Peter J. Biondi Building. All stood for the flag salute.

NOTICE OF MEETING

Chairman Suraci announced the 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 2023 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 have been made available on the Township’s web site <https://hillsboroughnj.civicclerk.com/>. Complete applications files are available in the Planning and Zoning Department for inspection, in accordance with the public meeting notice.

ROLL CALL

Present - Committeeman Shawn Lipani, <i>Mayor’s Designee</i>	Present - Bruce Radowitz
Present - Robert Wagner, Jr	Absent - Ron Skobo
Present - Deputy Mayor John Ciccarelli	Present - Patricia Smith, Secretary
Present - Robert Peason, Vice Chairman	Present - Angelo Vitale (<i>Alt. #1</i>)
Present - Carl Suraci, Chairman	Present - Surajit Deb (<i>Alt. #2</i>)
Present - James Vander Vliet	

Also in attendance: David Kois, PP, AICP, *Township Planning Director*; 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

- None

CONSIDERATION OF RESOLUTIONS

- None

PLANNING BOARD BUSINESS

- None

CONSIDERATION OF ORDINANCES

- None

BUSINESS FROM THE FLOOR (*public comment for matters not on the agenda*)

Chairman Suraci opens to comments from the public. He reminds of the rules, comments only no questions (there will be an additional period for questions), no comments regarding warehousing direct or indirect*, and there is a five-minute limit per person. He asks that each person state their name and address for the record.

(*warehouse-related comments and questions should be expressed during the designated public hearing portion of the meeting)

None

APPLICATIONS – PUBLIC HEARING

Mr. Bernstein asks to adjust the order of applications for the evening.

- **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. (EC Review: 02-26-24) ***Application adjourned from 03-07-24 with 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

1. 7:07 pm start of hearing.
2. **Eric Alvarez**, attorney for applicant, introduces himself. He states they are requesting to carry the application to the next meeting due to issue with notice, receipt of notification to all appropriate neighbors could not be confirmed.
3. Mr. Bernstein asks what the applicant’s objectives are for the next meeting to comply with the requirements.
4. Mr. Alvarez explains they did not initially have a complete mailing list but are working to make their list is now accurate and all notifications will be mailed on time.
5. Mr. Bernstein recommends to the Board move to adjourn this hearing to May 2, 2024, with re-notice with the prevision applicants are prepared to start their application on this date, as this is the third time they have been unable to start.
6. Mr. Alvarez agrees.
7. Committeeman Lipani asks for clarification if the notice was the only issue preventing the applicant from presenting this evening.
8. Mr. Alvarez states it was strictly a notice issue, and he does not anticipate any issues at the next meeting.
9. Mr. Deb motions to carry this application hear to May, 2, 2024, with notice, seconded by Committeeman Lipani.

Roll Call:

Yes - Mr. Wagner	Yes - Mr. Vitale (<i>Alt. #1</i>)
Yes - Mr. Vander Vliet	Yes - Committeeman Lipani
Yes - Mr. Radowitz	Yes - Deputy Mayor Ciccarelli
Yes - Ms. Smith	Yes - Vice Chairman Peason
	Yes - Chairman Suraci

Motion carries

10. 7:12 pm hearing ends.

- **G&J Steel & Tubing, Inc. - File 24-PB-01-MSPV** - (TOD: 07-16-24) - Block 143, Lot 1.01 - 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.

1. 7:12 pm start of hearing
2. Chairman Suraci announce due to the number of applications scheduled for this meeting; this hearing will end around 8:30 pm to allow enough time for the final application.
3. **Michael O'Grodnick**, attorney for the applicant, introduces himself, gives a summary of the application and discusses G&J Steel & Tubing as a company and what they do. He lists all their witnesses and asks that they all be sworn in.
4. **John Tursky**, president and owner of G&J Steel & Tubing, is sworn in. He gives a history and explanation of his business and reason for the application while showing a video about their location, business and products. The video is marked as Exhibit A-1
5. Mr. O'Grodnick asks him to explain why they would like one of the two trailers on the property to remain.
6. Mr. Tursky explains that the one trailer is used as a certified clean room for making parts necessary for insulin devices. He states as part of the certification it is necessary for the clean room to be separate from the rest of the building with its own separate security system.
7. Mr. Tursky discusses the purpose of the expansion and their current and expected changes in hours of operation, number of employees on site, and parking.
8. Mr. Mayhew asks about the expected truck traffic and the size of the vehicles.
9. Mr. Tursky states most of their deliveries come via box truck with an occasional flatbed truck delivery.
10. Mr. Kois has no questions for this witness.
11. There is a motion and second to open to public question. All were in favor, motion carries.
12. **Joseph Chesler**, 303 Roycefield Road, Alpine Construction – asks how parking on the street will be handled as they have experienced problems with their own and G&J trucks maneuvering. They ask if parking is even allowed on the street.
13. Mr. Tursky states their application addresses the parking and explains currently their parking is only on one side of their property and they will be extending it to the other side as well.
14. **Kevin Chesler**, 303 Roycefield Road, Alpine Construction asks if the current 15 parking space where the addition is proposed and the 13 spots utilized on the road currently will be eliminated or added to the total parking spaces being added in.
15. Mr. Tursky states their engineer will be addressing parking in his testimony.
16. Mr. Mayhew offers that the plan identifies 47 spaces currently and 43 spaces proposed.

17. **Valerie Parker**, 7 Post Court – states she has no issue with what is being done but asks if the design aesthetics could be a little better perhaps similar to what is currently then in an effort to help the over look of the Roycefield Road area.
18. Mr. Turksy explains the proposed building will be behind the current building.
19. No further questions from the public for this witness.
20. **Michael Ford**, engineer for the applicant, is sworn in and states is education and professional background. All licenses are current.
21. Mr. Ford present Exhibits A-2, colorized version of the existing plan sheet, and A-3, colorized version of the proposed condition exhibit, and discusses the current and proposed parking, layout of the building, fire prevention, tree mitigation, storm water run-off and reviews memorandums.
22. Mr. Mayhew states his office is confident that stormwater issues would be resolved based on their earlier conversation with Mr. Ford and the agreement to introduce a small BMP. He continues stating that based on Mr. Ford's testimony his office would be comfortable proceeding without waiting for a NJDEP Presence Absence Determination but would like to add the condition if something was found Mr. Ford's office would pursue the appropriate permits.
23. Mr. Ford agrees.
24. Mr. Mayhew states he believes a case has been made that prohibiting the activity in the stream corridor could present a hardship based on the configuration of the lot and existing improvements. He states it would be preferable to have some of the proposed wall pack lighting facing downward.
25. Mr. Mayhew & Mr. Kois have no further questions for this witness.
26. Mr. Bernstein asks for clarification on Mr. Ford's statements about tree mitigation and where the applicant is proposing to plant trees.
27. Mr. Ford uses Exhibit A-3 to explain their 'green area'.
28. Mr. Deb asks for clarification on the number and layout of existing and proposed parking spaces.
29. Committeeman Lipani asks questions pertaining to the fire lane, the lack of rear fire access to the building, the security fencing, a neighboring lot ownership and lot line alterations. He states his concerns about the deficiency in parking and lack of rear fire access.
30. Mr. Bernstein asks clarifying questions about the two access driveways into the property as they appear in Exhibit A-2; he asks if the applicant has an easement for the access to the driveway that is off property.
31. Mr. Ford states it is part of a 2017 subdivision which he does not have knowledge of the rights. His company was not part of that subdivision project.
32. There are no further questions from the Board. Chairman Suraci opens to public questions for this witness.
33. **Kevin Chester**, 303 Roycefield Rd. - offers the Board pictures taken that day of the current parking conditions and asks questions pertaining to the current parking situation and what is proposed.
34. Mr. Bernstein designates the pictures as Exhibit P-1 and asks about the time of day they were taken, if any of the cars pictures are from his business, and if cars are normally parked beyond the cul-de-sac.
35. **Susan Gulliford**, 7 Hunt Club Road – asks if he lot line could be adjusted to eliminate some of the hardships and need for variances.
36. Mr. Ford explains how it would not help with their relief.
37. Deputy Mayor Ciccarelli asks if it is possible to utilize the other lot for additional parking.

38. Mr. O'Grodnick states the applicant would be agreeable to sharing a parking easement.
39. There is a discussion about options to expand parking.
40. Mr. Deb motions to carry the application to May 9, 2024 without further notice, seconded by Mr. Radowitz.

Roll Call:

Yes - Mr. Wagner	Yes - Mr. Vitale (Alt. #1)
Yes - Mr. Vander Vliet	Yes - Committeeman Lipani
Yes - Mr. Radowitz	Yes - Deputy Mayor Ciccarelli
Yes - Ms. Smith	Yes - Vice Chairman Peason
	Yes - Chairman Suraci

Motion carries

41. 8:30 pm end of hearing.

Mr. Radowitz states he will be recusing himself from the Homestead Road, LL application and will be leaving at the recess.

Mr. Bernstein states Mr. Vander Vliet will also be recused and leaving at the recess.

8:30 pm Chairman Suraci calls for a short recess.

8:45 pm Chairman Suraci calls the meeting back into order.

- **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 Pisauero, 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); 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

1. 8:48 pm start of hearing.
2. **Craig Gianetti**, attorney for applicant, introduces himself.
3. Objectors **Michael Pisauro, John Lanahan, Scott Gross, and Brian Tarantino** introduce themselves.
4. Mr. Bernstein notes for the record that the Objector from Sourland Conservancy is not in attendance.
5. Mr. Gianetti gives a summary of the application and where the hearing left off at the previous meeting with the public portion of their environmental and ecological expert, Ed Cook. He re-introduces Mr. Cook and reminds him he is still under oath.
6. Mr. Cook confirms.
7. There is a motion and second to open to public comment. All are in favor, motion carries.
8. **Gail Martin**, 237 Hillsborough Road – Ms. Martin confirms she is not represented by any of the Objectors. She asks if he believes the buffer requirement impact for the two warehouses is better for the environment than farming and if so, is this the best way to do it.
9. Mr. Cook discusses the issue of characteristics of the property and how farming can be a detrimental land use to water resources.
10. Ms. Martin asks if he believes the warehouses and impervious spaces are better than the alien, invasive vegetation species he referenced in his report.
11. Mr. Cook discusses the minimal use of the alien, invasive species.
12. Ms. Martin asks how many acres will make up the proposed grasslands and asks if this will be better than the current vacant land which is over 50 acres.
13. Mr. Cook estimates upwards of 20 acres and states he does believe it will be better.
14. Ms. Martin asks, in his opinion, what the optimal grassland size for native birds.
15. Mr. Cook states ideally he'd like to see thousands of maintained acres but realistically five acres of maintained habitat can be utilized well by grassland species.
16. Ms. Martin states there was a bald eagle sighting on Willow Road and asks if these construction will impact them. She presents a timestamped photo on her phone.
17. Mr. Gianetti objects to her not being sworn in.
18. Gail Martin is sworn in.
19. Mr. Bernstein asks Ms. Martin to provide more details as to when, where and who took the picture and what does it represent.
20. Ms. Martin states a neighbor who is present and represented by Mr. Tarantino took the picture.
21. Mr. Bernstein states if at some point Objector Mr. Tarantino would like to call the neighbor as a witness he may do so. And ask Ms. Martin to have Mr. Tarantino provide the picture to everyone for the purpose of the record.
22. **Ina Sivriver**, 24 Tally Ho Trail – She confirms she is not represented by any of the Objectors. Ms. Sivriver asks if he is family with sustainable and restorative farming, and environmental organizations that remove invasive plants, plant native species and restore habitats and if he agrees there are better options than building these warehouses which will be 24-hour and disturbing the wildlife.
23. Mr. Cook states yes, he is family with those options and explains while he has not said building warehouses or residential house is the best option, his testimony indicates per

the existing conditions of this property the impacts of the project versus it remaining as is and how best to minimize ecological disturbance and possibly benefit.

24. Mr. Bernstein asks Mr. Cook to specify where in his report does he discuss the grassland management program he has referenced.
25. Mr. Cook explains it was not in his report but rather a recommendation to the final landscaping plan to be done for the property.
26. **Susan Gulliford**, 7 Hunt Club Road – states she is not represented by the Objectors. Ms. Gulliford asks if the noise, fumes, salt and runoff from the roads will affect the grassland birds.
27. Mr. Cook explains runoff must abide by the stormwater management plan which has been approved by the DEP and there is no proposed discharge into grassland areas. He states birds accommodate noise and fumes but what they need most is blade and leaf habitat.
28. Ms. Gulliford asks how the grasslands would be handled so as to maintain and respect the habitat.
29. Mr. Cook explains it will be done as per his recommendations and gives examples.
30. **Grant Kolmer**, 144 Taylor Ave – states he is not represented by the Objectors. Mr. Kolmer asks what percentage of the property, in its current state, is a significant ecological resource and what will the percentage be after the proposed work; if Mr. Cook would be surprised by potential bald eagles utilizing the stream corridor,
31. **Rich Garmin**, 53 Winding Way – states he is not represented by the Objectors. Mr. Garmin asks if it is fair to assume that accumulated rainwater in the ditch will stop dissipating into the stream when the rain stops.
32. There are no further questions for this witness from the public.
33. **Christine Nazzaro-Cafone** is sworn in and states her educational and professional background as a licensed planner. She discusses her review of the application.
34. Mr. Gianetti asks her to explain the justification for the relief from the waivers for the stream corridor, road crossings and Texas Pipeline crossings.
35. There is a discussion between Mr. Bernstein and Mr. Gianetti about if matters the witness is testifying to come subsequent to her report.
36. Mr. Gianetti asks Ms. Cafone if in her August 2023 report she specifically referred to a May 9, 2023, letter from the architect to the Board addressing the height issues.
37. Ms. Cafone states yes and explains in her opinion and based on the Township's definition of height that the height variance is not required. She reads the Township's definition of height into the record and discusses how it pertains to the positive and negative criteria.
38. There is a discussion to determine if Ms. Cafone's report discussed scale and scope of the project.
39. Chairman Suraci states time limit has been reached.
40. Mr. Gianetti states he has no further questions for this witness.
41. There is a discussion to schedule the next meeting.
42. Committeeman Lipani motions to extend this hearing to July 11, 2024, and possibly September 12 to be determined at the July meeting, without further notice and a TOD extension to September 30, 2024, seconded by Vice Chairman Peason.

Roll Call:

Yes - Mr. Wagner	Yes - Deputy Mayor Ciccarelli
Yes - Ms. Smith	Yes - Vice Chairman Peason
Yes - Committeeman Lipani	Yes - Chairman Suraci

Motion carries

43. 9:55 pm end of hearing.

Committeeman Lipani motions to cancel the April 25, 2024 Business Meeting, seconded by Ms. Smith.

Roll Call:

Yes - Mr. Wagner

Yes - Ms. Smith

Yes - Mr. Vitale (*Alt. #1*)

Yes - Mr. Deb (*Alt. #2*)

Yes - Committeeman Lipani

Yes - Deputy Mayor Ciccarelli

Yes - Vice Chairman Peason

Yes - Chairman Suraci

Motion carries

ADJOURNMENT

A motion to adjourn was made by Deputy Mayor Ciccarelli, seconded by Vice Chairman Peason. Motion carries unanimously.

9:57 pm meeting is adjourned.

*Submitted by Robyn Bittle-Abramo
Recording Secretary*