



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

MEETING AGENDA FOLLOWS THIS NOTICE

January 12, 2024

July 16, 2024 - Amended to include the August 01, 2024 Special Meeting

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.

PLEASE TAKE FURTHER NOTICE that the **Hillsborough Township Planning Board** added a Special Meeting, as listed below, which was advertised in accordance with Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975.

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 01* – Special Meeting
February 08	<i>No regular meetings scheduled in August</i>
March 07	September 05
March 14	September 12
April 04	October 10*
April 11	November 07
May 02	November 14
May 09	December 05
June 06	December 12
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 COMMUNICATED TO:
The Hillsborough Beacon
The Courier News
Sarah Brake, RMC, Township Clerk

THIS NOTICE POSTED AT:
Hillsborough Township Municipal Complex



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TOWNSHIP OF HILLSBOROUGH PLANNING BOARD

DRAFT PUBLIC MEETING AGENDA

THURSDAY, SEPTEMBER 05, 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
_____ Samantha Ball, Assistant Planner / Sustainability Programs 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

- May 09, 2024
- June 06, 2024
- June 13, 2024
- July 11, 2024
- August 01, 2024

CONSIDERATION OF RESOLUTIONS

- Sherman Tract - Phase II (M&M Camplain Road LLC) - File 23-PB-18-MSP - *Revised*

PLANNING BOARD BUSINESS

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

CONSIDERATION OF ORDINANCES

APPLICATIONS - PUBLIC HEARING

- **Morton Street Realty Co. - File 23-PB-11-SV** – (TOD: 09-30-24 w/Ext.) - Block 67, Lot1 - 2320 Camplain Road (and 10 Old Camplain Road). Applicant seeking Minor Subdivision Approval; 'c' bulk variances; and waivers, to subdivide 3.528 acres into two lots; Proposed Lot 1.01 to be 2.522 acres and will contain an existing 19,507 SF building with associated site improvements; Proposed Lot 1.02 to be 1.006 acres and will contain an existing 6,002 SF building and associated site improvements, on Property located in the I-1, Light Industrial District. *(Property with frontage on Route 206 follows I-2 Zoning standards).*

Participating for the Applicant: Edward Purcell, Esq., of Price, Meese, Shulman & D'Arminio, P.C.; David A. Stires, PE of David A. Stires Associates, LLC; John Taikina, PP of All Things Planning & Development, LLC; Randy Jones for Morton Street Realty, Co., Applicant

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- **Weston RD, LLC (Guastella) – File 22-PB-03-MSPV** (TOD: 09-06-24) - 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; 06-06-24*). **Application continued from June 06, 2024 without further notice.**

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:

September 12, 2024 - 7:00 p.m.