Township of Hillsborough – PLANNING BOARD
APPROVED Public Meeting Minutes

June 13, 2024

Chairman Carl Suraci called the Planning Board Regular Public Meeting of June 13, 2024, to order at 7:03 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, *Mayor's Designee*	Present -	Bruce Radowitz
Present -	Robert Wagner, Jr	Present -	Ron Skobo
Absent -	Deputy Mayor John Ciccarelli	Present -	**Patricia Smith, *Secretary***
Present -	**Robert Peason, *Vice Chairman***	Present -	Angelo Vitale (*Alt. #1*)
Present -	**Carl Suraci, *Chairman***	Absent -	Surajit Deb *(Alt. #2)*
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

- **November 2, 2023,** Executive Session minutes were reviewed.

  Mr. Bernstein states if Board members have suggested corrections it needs to be made during the Executive Session. He explains the adoption of these minutes does not make them public under the Open Public Records Act since the matters in question are still ongoing.

  A motion to approve as written was made by Committeeman Lipani, seconded by Mr. Radowitz.

  No further comments. Mr. Bernstein states the eligible members to vote.

  Roll Call:

Yes -	Mr. Wagner	Yes -	Committeeman Lipani
Yes -	Mr. Radowitz	Yes -	Vice Chairman Peason
Yes -	Mr. Skobo	Yes -	Chairman Suraci
Yes -	Ms. Smith		

  Motion carries

- **March 14, 2023,** regular meeting minutes were reviewed.
  Mr. Bernstein states the eligible members to vote.

  A motion to approve as written was made by Committeeman Lipani, seconded by Mr. Radowitz.

  No further comments.

  Roll Call:

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

  Motion carries

<u>CONSIDERATION OF RESOLUTIONS</u>

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

  Mr. Bernstein states the property owner contacted his office after last week's meeting with a change which he then submitted to Mr. O'Grodnick for review. He states the change is in paragraph 30 of the findings. He states the resolution is acceptable to all and recommends it be adopted. He states the eligible members to vote.

  Mr. Peason motions to approve, seconded by Mr. Skobo.

  Roll Call:

Yes -	Mr. Wagner	Yes -	Ms. Smith
Yes -	Mr. Vander Vliet	Yes -	Mr. Vitale (*Alt. #1)*
Yes -	Mr. Radowitz	Yes -	Vice Chairman Peason
Yes -	Mr. Skobo	Yes -	Chairman Suraci

  Motion carries

<u>PLANNING BOARD BUSINESS</u>

- **None**

<u>CONSIDERATION OF ORDINANCES</u>

- **None**

<u>BUSINESS FROM THE FLOOR</u> *(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

- **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.

  1. 7:08 pm start of hearing
  2. **Michael O'Grodnick** introduces himself and summarizes the application. He states there are no variances in the application, and it conforms to all the bulk standards for the I1 and the Light I2 Light Industrial District. He discusses the various existing tenants.
  3. Mr. O'Grodnick submits renderings from their architect, Exhibit A-1, color renderings dated August 26, 2021.
  4. **Mike Ford**, engineer, is sworn in and states his educational and professional background.
  5. Mr. Ford reviews Exhibit A-2, an existing condition rendering of the property and Exhibit A-3, the colorized proposed rendering. He updates the status of the outside agency requests.
  6. Mr. Ford reviews the professionals' reports which includes but is not limited to applying the Economic Hardship waiver for tree mitigation and parking concerns
  7. Mr. Ford discusses the Environmental Commission memo received June 12, 2024.
  8. Mr. Mayhew states they agree with Mr. Ford's testimony with the addition of the item's he has offered such as proposed parking areas, porous paving, adding a native landscape area along 50% of the wet pond, along with a minor changed to a liner along the proposed wet pond. He states his offices believes all items can be worked out and addressed with Mr. Ford's office and including the concerns addressed by the recent Environmental Commission letter.
  9. Mr. Kois asks for clarification of the lines for the proposed storage area and expresses concern about potential parking challenges. He suggests a condition of approval which makes very clear which circulation areas will be free of storage.
  10. Mr. Ford states they will agree and points out the buffer requirements on sheet three.
  11. Mr. Mayhew asks how they will plan to keep the emergency vehicle path clear.
  12. Committeeman Lipani asks why the use of a wet pond in the rear versus a regular retention basis, if there is a trash enclosure in the rear area, discusses space concerns along the rear fence regarding potential snow piles due to plowing and asks if there is possibility for a rear garden.

13. Chairman Suraci expresses concerns with the 'various uses' which Mr. O'Grodnick alluded too and parking issues.
14. Mr. O'Grodnick discusses the various use possibilities.
15. There is a discussion by Mr. Kois, Chairman Suraci, Mr. Bernstein & Mr. O'Grodnick about a condition requiring a return for site plan review for uses consisting of child/adult daycare establishment and/or restaurants. Mr. O'Grodnick agrees to this condition.
16. Mr. Radowitz asks if Mr. Mayhew is confident all of the Environmental Commission's stormwater comments were addressed by Mr. Ford.
17. Mr. Mayhew confirms.
18. Mr. Vitale asks clarifying questions about exterior spacing around the building and the possibility of tractor trailers.
19. Mr. Ford confirms there are no loading docks proposed on either building.
20. There is a motion and second to open to public questions for this witness. All are in favor, motion carries.
21. **Susan Gulliford**, 7 Hunt Club Road, asks what is being proposed for storage at the facility, and questions pertaining to parking, natural buffering
22. **Grant Kolmer,** 144 Taylor Ave, asks questions pertaining to the drainage and the possible impact on residents on Wolf Drive.
23. **Maria Janucik,** 720 East Frech Ave., Manville (residence) / 2155 Camplain Road, Hillsborough (property owner), asks clarifying questions about the building size, use, age of the previous project, location of fresh-water wetlands on the property, and outside agency approvals.
24. **Stacey Paulis**, 18 Ebert Dr., expresses appreciation for the setback with the natural berm and concern for water and retention moving from the area. She asks clarifying questions about the proposed status of the original structure, parking and macadam issues, issues with the 206-entry point and the possibility of smell issues.
25. Mr. Ford and Mr. Kois address her questions.
26. Ms. Paulis expresses concern with narrow roadway at the rear of the structure.
27. There are no further questions from the public.
28. Mr. O'Grodnick has no further questions for this witness.
29. Mr. Bernstein points out the architectural renderings are no in evidence.
30. Committeeman Lipani expresses concern with possible early or late hours due to this possibly becoming a 'contractor yard'. He suggests adding restrictions to the hours of operations.
31. **Jon Visceglia**, applicant, is sworn in. He addresses questions about hours of operations in conjunction with proximity to residential homes.
32. Chairman Suraci opens to public questions for this witness. There is none.
33. There is a motion and second to close to public questions.
34. There is a motion and second to open for final public comment for this application. All are in favor, motion carries.
35. There are no comments from the public.
36. There is a motion and second to close final public comment for this application. All are in favor, motion carries.
37. Mr. Skobo motions to approve with conditions as discussed, seconded by Mr. Peason.
38. No further comments.

Roll Call:

Yes -	Mr. Wagner	Yes -	Mr. Vitale (*Alt. #1)*
Yes -	Mr. Vander Vliet	Yes -	Committeeman Lipani
Yes -	Mr. Radowitz	Yes -	Vice Chairman Peason

Yes - Mr. Skobo Yes - Chairman Suraci
Yes - Ms. Smith

Motion carries

39. 8:35 pm end of hearing

8:35 pm Chairman Suraci calls for a 10-minute recess.

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

- **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

1. 8:47 pm start of the hearing.
2. **Irina Elgart**, attorney for applicant, introduces herself and addresses the memo from Mr. Kois dated April 16, 2024.
3. Mr. Bernstein states he has two Certification by Absent Board Members Examination of Record Eligibility to Vote for Mr. Vitale and Vice Chairman Peason for the May 9, 2024, meeting therefore they are eligible to vote.
4. **Ronald Aulenbach** is sworn in and states his educational and professional background.
5. Ms. Elgart asks Mr. Aulenbach to review Mr. Kois' memo, specifically page five, item number six.
6. Mr. Aulenbach states that at all their properties across NJ which consist of several thousand rental units, equipped with a 24-hour, 1-800 number for residents to call in event of an emergency. He explains who responds varies from site to site; they have their own maintenance division and often employ local workers.
7. Ms. Elgart states the Redevelopment Plan gives them the option to have a superintendent unit however they choose not to.
8. Mr. Aulenbach discusses Exhibit A-5, Preliminary Final Major Site Plan dated June 12, 2024, which consists of three pages title respectively School Bus Circulation Plan (page 1), Fire Truck Circulation Plan (page 2) and Garbage Truck Circulation and the changes at the intersection of Camplain and Buffalo Roads, as they pertain to Mr. Bellinger's memo dated May 29, 2024.
9. Mr. Mayhew asks for clarification on the changes to the shoulder on the Fire Truck plan, reads concerns from Hillsborough Fire Chief Weniger and states he still has concerns with the updated plan.

10. Mr. Aulenbach discusses factors which lead to the plan. He states they would be willing to work with the Fire Official and Township Engineer to find a compromise rather than committing to 8-foot shoulders.
11. Mr. Kois asks for confirmation they will be utilizing a 24-hour service vs a superintendent.
12. Mr. Aulenbach confirms.
13. Mr. Skobo discusses why he thinks the shoulder needs to be wider.
14. There is a motion and second to open to public questions for this witness. All are in favor, motion carries.
15. **Maria Janucik,** 720 East Frech Ave., Manville (residence) / 2155 Camplain Road, Hillsborough (property owner), asks for an explanation as to why they are using 24-hour service instead of a superintendent.
16. There are no further questions from the public.
17. **Christin Nazzaro-Cofone** is sworn in and provides her educational and professional background.
18. The Board accepts her as an expert witness in planning.
19. Ms. Cofone reviews and discusses the six waivers requested for this application which include stream corridor crossings, tree removal and mitigation, points of access, and sidewalks.
20. Mr. Mayhew asks for clarification that the interconnection between Phase I and Phase II the applicant is agreeing to, according to the Redevelopment Plan section 3.4.3 item E, is paved, approximately six or seven feet wide to accommodate bicycles and plantings around it to be reviewed by township officials.
21. Ms. Elgart states they will agree with condition of DEP approval.
22. Mr. Kois asks if she believes Buffalo Street is the best access point as opposed to some of the existing paper streets.
23. Ms. Cofone states since the previous meeting she has considered residents' traffic concerns, driven the streets and reports are not RSIS compliant. She states it is a better zoning alternative to have traffic go out to Camplain Rd rather than the smaller, sleepier streets.
24. Committeeman Lapani asks if she would recommend a safe-walkway of some sort to the SCOOT stop at Sunnymead & Camplain Rds.
25. Ms. Cofone explains the difficulty in doing that as they do not control all the property in the suggested path area.
26. Committeeman Lapani asks if the paper streets will be a safe option for Sunnymead School students to walk to school instead of Camplain Rd.
27. Ms. Cofone states she believes Camplain Rd would be unsafe for them without a full path.
28. There is a discussion between Chairman Suraci, Ms. Cofone and Mr. Bernstein about affordable housing units.
29. There is a motion and second to open to public questions for this witness. All are in favor, motion carries.
30. **Maria Janucik,** 720 East Frech Ave., Manville (residence) / 2155 Camplain Road, Hillsborough (property owner), asks what the referenced settlement agreement is.
31. Mr. Bernstein summarizes the M & M LLC settlement agreement.
32. Ms. Janucik asks clarifying questions about the settlement agreement, the handful of waivers and variances; she asks how the property is described in the redevelopment plan, the size of the Phase II lot and how much is useable, number of trees being removed vs percentage allowed.
33. Chairman Suraci states it is past 10:00 pm.

34. Committeeman Lipani motions to extend the time of the evening's meeting, seconded by Mr. Skobo. All are in favor, motion carries.
35. There are no further questions from the public.
36. Ms. Elgart states she has no further witnesses.
37. Chairman Suraci opens to public comment regarding the application.
38. **Maria Janucik,** 720 East Frech Ave., Manville (residence) / 2155 Camplain Road, Hillsborough (property owner), states her property will be severely impacted by this development, express her concern regarding pre-existing flooding issues for the area
39. **Grant Kolmer,** 144 Taylor Ave, discusses how he believes it is not objectively a great site for this project.
40. There is a motion and second to close to public comment. All are in favor, motion carries.
41. Mr. Skobo motions to approve with conditions as stated on the record, seconded by Mr. Peason.
42. No further comments from the Board.
    Roll Call:

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

    Upon voting Committeeman Lipani states for the record he hopes they take into consideration the safety concerns which were brought up by the Twp engineer and follow through with their promises.
    Motion carries
43. 10:13 pm end of the hearing.

Chairman Suraci calls for a motion to cancel the June 27th business meeting.

Mr. Skobo motions to cancel the June 27, 2024 business meeting, seconded by Mr. Peason. All are in favor, motion carries.

Mr. Bernstine reminds the next meeting will be on July 11, 2024.

ADJOURNMENT
A motion to adjourn was made by Mr. Skobo, seconded by Mr. Peason. Motion carries unanimously.
10:15 pm meeting is adjourned.

Submitted by Robyn Bittle-Abramo
Recording Secretary