

Township of Hillsborough – PLANNING BOARD

Approved Public Meeting Minutes

February 8, 2024

Chairman Carl Suraci called the Planning Board Regular Public Meeting of February 8, 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>	Absent - Frank DelCore
Present - Robert Wagner, Jr	Present - Ron Skobo (arrived at 7:42)
Present - Deputy Mayor John Ciccarelli	Present - Patricia Smith, Secretary
Present - Robert Peason, Vice Chairman	Present - Bruce Radowitz (<i>Alt. #1</i>)
Present - Carl Suraci, Chairman	Present - Surajit Deb (<i>Alt. #2</i>)
Vacant (seat #6)	

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

- **January 25, 2024**, regular meeting minutes were reviewed.
Mr. Bernstein reviews the members eligible to vote.

A motion to approve as written was made by Committeeman Lipani, seconded by Mr. Deb.
No comments.

Roll Call:

Yes - Mr. Wagner	Yes - Mr. Deb (<i>Alt. #2</i>)
Yes - Ms. Smith	Yes - Committeeman Lipani
	Yes - Chairman Suraci

Motion carries

CONSIDERATION OF RESOLUTIONS

- **Hillsborough Township BOE (Sunnymead Elementary School – Pavilion) – File 23-PB-20-INF**
Mr. Bernstein reviews the members eligible to vote on the matter.
Deputy Mayor Ciccarelli motions to approve, seconded by Mr. Radowitz.
No further comments.

Roll Call:

Yes - Mr. Wagner	Yes - Deputy Mayor Ciccarelli
Yes - Mr. Radowitz (<i>Alt. #1</i>)	Yes - Vice Chairman Peason

Yes - Committeeman Lipani

Yes - Chairman Suraci

Motion carries

- **Hillsborough Township BOE (Triangle Elementary School – Playground Extension) – File 23-PB-21-INF**

Mr. Bernstein reviews the members eligible to vote on the matter.

Committeeman Lipani motions to approve, seconded by Vice Chairman Peason.

No further comments.

Roll Call:

Yes - Mr. Wagner

Yes - Deputy Mayor Ciccarelli

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

Yes - Vice Chairman Peason

Yes - Committeeman Lipani

Yes - Chairman Suraci

Motion carries

PLANNING BOARD BUSINESS

- **1170 Millstone LLC – File 22-PB-09-MPSV – Extension for Time of Decision**

Mr. Kois states there is nothing to report; explains action needed to be taken and resulted in an extension being sent in.

Mr. Bernstein reviews the members eligible to vote on the matter.

Mr. Radowitz motions to accept the Time of Decision change to June 1, 2024, seconded by Vice Chairman Peason.

No further comments.

Roll Call:

Yes - Mr. Wagner

Yes - Committeeman Lipani

Yes - Ms. Smith

Yes - Chairman Suraci

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

Motion carries

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)

Maria Janucik – 720 East Frech Ave., Manville (residence) / 2155 Camplain Road, Hillsborough (property owner)

- Ms. Janucik questions the Boards restrictions on what can and cannot be addressed during public comment and asks what encompasses “environmental concerns” with regards to applications.

Mr. Bernstein addresses both questions.

APPLICATIONS – PUBLIC HEARING

- **303 Amwell Road (JMJ4 ABEEL LLC) - File 21-PB-17-MSP(V)** – (TOD: 03-01-24 w/Ext.) - Block 198, Lot 2.03 (formerly Lot 2.B) – 303 Amwell Road (f/k/a as 301 Amwell Road). *Revised Application 10-06-23: Applicant seeking preliminary and final major site plan approval; ‘e’ bulk variance; and design waivers, to construct an 85,348 80,000 square foot industrial building with revised associated stormwater management, parking, lighting and improvements, on Property located in the CDZ, Corporate Development Zone. ***Applicant to submit an extension for the time of decision, and requesting adjournment to an agenda date to be determined by the Board, without further notice.****

1. Mr. Bernstein explains the applicant is asking for an extension on the Time of Decision through June 1, 2024.
2. Committeeman Lipani motions to accept the Time of Decision change to June 1, 2024, seconded by Mr. Wagner.
No further comments.

Roll Call:

Yes - Mr. Wagner

Yes - Committeeman Lipani

Yes - Ms. Smith

Yes - Chairman Suraci

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

Motion carries.

- **Hillsborough Center LLC - File 23-PB-14-SP** – (TOD: 03-11-24) – Block 200.10, Lots 5.01 & 5.02 – Route 206 & 649 Route 206. Applicant seeking minor site plan approval and waivers to install a 12 ft. x 12 ft. trash enclosure with concrete pad in the rear of the Goodwill leased space, and new Belgian block curb with landscaping, on Property located in the TC, Towns Center District and ASD, Architectural and Site Design Overlay District.
 1. **Anthony Zarillo III**, of Wilentz, Goldman & Spitzer attorney for the applicant, introduces himself, summarizes the application and introduces his witness.
 2. **Thomas Decker** is sworn in and states his educational and professional experience. He discusses the plans for the trash enclosure submitted with the application. He explains their impervious net reduction. Mr. Decker reviews comments from the February 2, 2024, Pennoni Associates letter and discusses the need for the dumpster. He reviews outside agency approvals they will need to obtain.
 3. Mr. Mayhew states he does not see a need for a lighting plan based on the testimony.
 4. Mr. Bernstein asks who the owner of the establishment is, and that Mr. Zarillo sends them a letter indicating they are responsible for the trash pick-up and how often it is to be picked-up.
 5. 7:42 Mr. Skobo arrived at the meeting.
 6. Committeeman Lipani asks if they can screen the enclosure with deer-resistant trees instead of a 6-foot fence and add a painted stop-bar on the roadway for the intersection.
 7. Mr. Zarillo states the owner will agree to it.

8. There is a motion and second to open to public question, all were in favor. Motion carries.
9. **Maria Janucik** – 720 East Frech Ave., Manville (residence) / 2155 Camplain Road, Hillsborough (property owner). Ms. Janucik asks questions pertaining to the drainage to the existing inlet, why it is necessary to obtain approval from the Delaware-Raritan Canal Commission and intersection improvements.
10. There are no further questions from the public. Public question period is closed.
11. There are no further questions from the Board.
12. Vice Chairman Peason motions to approve the application with all stipulations and conditions agreed upon this evening, seconded by Deputy Mayor Ciccarelli.

Roll Call:

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

Motion carries

Vice Chairman Peason motions to cancel the February 22, 2024, Planning Board Business meeting, seconded by Mr. Radowitz.

Roll Call:

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

Motion carries

ADJOURNMENT

A motion to adjourn was made by Mr. Radowitz, seconded by Vice Chairman Peason. Motion carries unanimously.

7:56 pm meeting is adjourned.

*Submitted by Robyn Bittle-Abramo
Recording Secretary*