



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* (*Reorg. 7:00 pm/Regular immediately follows*)
February 01
February 08
March 07
March 14
April 04
April 11
May 02
May 09
June 06
June 13

July 11*
August 01* – Special Meeting
No regular meetings scheduled in August
September 05
September 12
October 10*
November 07
November 14
December 05
December 12

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
February 22
March 28
April 25
May 23
June 27

July 25
August* - NO meeting
September 26
October 24
November* - NO meeting
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 12, 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 Lombardozi, CSR, CCR, Board Court Reporter
_____ Dylan Tollefson, Township Videographer (Fuerza Strategy Group)

CONSIDERATION OF MEETING MINUTES

CONSIDERATION OF RESOLUTIONS

PLANNING BOARD BUSINESS

- 1170 Millstone LLC - File 22-PB-09-MSPV - Extension of Time submitted through December 31, 2024

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

CONSIDERATION OF ORDINANCES

APPLICATIONS - PUBLIC HEARING

- **303 Amwell Road (JMJ4 ABEEL LLC) - File 21-PB-17-MSP(V)** – (TOD: 09-30-24 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; ~~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. **Application adjourned from May 09, 2024 without further notice. Extension of Time submitted through December 31, 2024.**

Representing the Applicant: Michael O'Grodnick, Esq. and John DeLuca, Esq. of Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick, & Fisher, P.A.

Objector: Craig Berlin

Continued to next page

- **Homestead 279 LLC – File 22-PB-05-S/MSPV** (TOD: 09-30-24 w/Ext.) - Block 200.02, Lot 12 (Formerly Block 200.B, Lot 28) – 279 Homestead Road. Applicant seeking preliminary and final major site plan approval; ‘c’ bulk variances; and waivers, to construct a second 132,750 SF warehouse building on the subject lot, with internal office space, associated parking, loading spaces, lighting, stormwater, and improvements, on Property in the LI, Light Industrial Zoning District. Revised packet routed 09-19-22 / Further revised plans, documents, and reports received 06-28-23 through 06-30-23. (EC Review: 07-25-22)

*PB meeting Agenda Dates: 09-01-22; 11-03-22 – adjourned without further notice; 01-12-23 – NO testimony – for scheduling only; 02-09-23; 03-09-23; 05-11-23 – adjourned; 06-08-23 – adjourned; 07-13-23; 10-05-23 – adjourned with discussion – 12-14-23 for scheduling only – without further notice; 12-14-23 - scheduled; 01-25-24 - 05-09-24 - adjourned. **Application adjourned from May 09, 2024 without further notice.***

Participating for the Applicant: Michael O’Grodnick, Esq. and John DeLuca, Esq. of Savo, Schalk, Corsini, Warner, Gillespie, O’Grodnick & Fisher, P.A.; Joshua Tiner, PE of Redcom Design & Construction LLC (Civil Engineer); Roberto Martinez, RA, Redcom Design & Construction LLC (Architect); John McDonough, PE of John McDonough Associates, LLC; and Greg Redington Managing Member of Homestead 279, LLC and Redcom Design & Construction LLC, Applicant Representative.

Objector: Sandro Iannella

- **Homestead Road, LLC – File 21-PB-25-MS/MSP(V)** – (TOD: 11-30-24 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. *Applicant, no longer seeking ‘c’ bulk variances. Last revised plans/reports/documents received 08-08-24.* (EC Review: 03-28-22)

*PB Meeting Agenda Dates: 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; 04-11-24; 07-11-24). **Application continued from July 11, 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 Pisauro, 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), Witness - Kenneth J. Hausman, PE, Traffic Engineer; 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

ADJOURNMENT

Next Meetings:

September 26, 2024 - Business Meeting - **7:00 p.m.**

October 10, 2024 - Regular Meeting - **7:00 p.m.**

October 24, 2024 – Business Meeting – **7:00 p.m.**