



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, OCTOBER 10, 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 Ciccarella	_____ 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 Manager
_____ 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

- September 05, 2024
- September 12, 2024

CONSIDERATION OF RESOLUTIONS

- Homestead 279 LLC (Redcom) – File 22-PB-05-S/MSPV

PLANNING BOARD BUSINESS

- Announcement of the Master Plan Informational Session (10-30-24)

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

CONSIDERATION OF ORDINANCES

APPLICATIONS - PUBLIC HEARING

- **TEEVEE, LLC - File 23-PB-02-SV** – (TOD: 01-31-25 with Ext.) - Block 143, Lots 24.01 & 25 - Valley Road & 183 Valley Road. Applicant to consolidate two lots (house demolished) and seeking Preliminary and Final Major Subdivision Approval; 'c' bulk variances; and waivers, to subdivide approximately 5.483 acres into three SFD lots to be serviced by public sewer and well, with a private roadway, driveways, storm water, utilities, and associated improvements, on Property located in the R, Residential Zone. (*EC Agenda: 09-23-24*) **APPLICANT REQUESTED TO BE ADJOURNED TO DECEMBER 05, 2024 WITH NOTICE** (*scheduling conflict*). **Extension of Time provided through January 31, 2025.**

Continued to next page

- **Evergreen Energy, LLC** (Foothill Estates, LLC) - **File 24-PB-05-SP** – (TOD: 11-01-24) - Block 12, Lot 27.01 – 39 East Mountain Road. Applicant seeking Minor Site Plan Approval to install a ground-mounted solar array at the rear of the existing Facility, with fencing and landscaping, on Property located in the AG, Agricultural District.

Participating for the Applicant: James W. Burns, Esq., of Dembo, Brown & Burns LLP; Clifton Quay PE, PP and Ryan Veasey, PE of Stantec; and Jacob Sussman and A. David Gottlieb of Evergreen Energy, LLC.

- **RB Manufacturing LLC** (Solar Array) – **File 24-PB-08-SP(V)** – (TOD: 12-12-25) - Block 201, Lot 11 – 799 Route 206. Applicant seeking Minor Site Plan Approval; ('c' bulk variance requested); and waivers to install a ground-mounted solar array in the front of the existing industrial/warehouse facility, with fencing and landscaping, on Property located in the LI, Light Industrial Zone.

Participating for the Applicant: Participating for the Applicant: James W. Burns, Esq., of Dembo, Brown & Burns LLP; and Clifton Quay PE, PP and Ryan Veasey, PE of Stantec

ADJOURNMENT

Next Meetings:

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

November 07, 2024 – Regular Meeting – **7:00 p.m.**