



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 23, 2024

July 17, 2024 - Amended to include the August 15, 2024 additional meeting.

September 24, 2024 – Amended to reflect the rescheduled October meeting date from October 17 to October 24.

HILLSBOROUGH TOWNSHIP HISTORIC PRESERVATION COMMISSION NOTICE OF 2024 ANNUAL MEETING SCHEDULE

PLEASE TAKE NOTICE that the **Hillsborough Township Historic Preservation Commission** held its public Reorganization Meeting on Thursday, January 18, 2024 at 7:30 p.m., at the Hillsborough Township Municipal Complex, The Peter J. Biondi Building, at which time the following **2024 Annual Meeting Schedule** was adopted:

PLEASE TAKE FURTHER NOTICE that the **Hillsborough Township Historic Preservation Commission** added a regular meeting, as listed below, which was advertised in accordance with Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975.

PLEASE TAKE FURTHER NOTICE that the **Hillsborough Township Historic Preservation Commission** rescheduled its October regular October meeting, as listed below, which was advertised in accordance with Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975.

Historic Preservation Commission meetings begin at **7:30 p.m.** prevailing time the third Thursday of the month, **unless otherwise specified.*

January 18 (*Reorganization 7:00pm / Regular follows*)
February 15
March 21
April 18
May 16
June 20

July 18
August 15* - Additional Meeting
September 19
~~October 17~~ – *Meeting Rescheduled*
October 24* - *Rescheduled Meeting*
November – NO meeting
December 19

January 16, 2025 – Reorganization Meeting 7:30 p.m. / Regular Meeting Immediately follows

All meetings listed above will be held in person at the Hillsborough Township Municipal Complex, 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 AS ADVERTISED IN THE MEETING NOTICE POSTED ON THE HILLSBOROUGH TOWNSHIP WEBSITE AT
<https://hillsboroughnj.civicclerk.com/>.

ONE OR MORE EXECUTIVE/CLOSED SESSIONS MAY BE CONDUCTED AT ANY OF THE MEETINGS LISTED ABOVE.

Adopted: January 18, 2024

Debora Padgett

Administrative Assistant / Planning Board Clerk

THIS NOTICE POSTED AT:

The Hillsborough Township Municipal Complex

THIS NOTICE COMMUNICATED TO:

1. The Hillsborough Beacon
2. The Courier News
3. Sarah Brake, RMC, Township Clerk



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HILLSBOROUGH TOWNSHIP HISTORIC PRESERVATION COMMISSION

DRAFT PUBLIC MEETING AGENDA

THURSDAY, OCTOBER 24, 2024 – 7:30 PM

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 and subsequent amendments have been provided to the officially designated newspapers, the Township Clerk, posted to the Township's Website, and available at the Hillsborough Township Municipal Complex.

Meeting documents have been made available at <https://hillsboroughnj.portal.civicclerk.com/> and at the Planning and Zoning Department for inspection, in accordance with the public meeting notice.

ROLL CALL

_____ **Timothy Coyle, Sr., Vice Chairman**

_____ Timothy Stollery, *Secretary*

_____ Allison Prugh

_____ Timothy Johnson

_____ Susan Gulliford

_____ Arnold Radi

_____ **Gregory Gillette, Chairman**

_____ *Vacant (Alt. #1)*

_____ *Vacant (Alt. #2)*

_____ *Committeewoman Samantha Hand, TC Liaison*

_____ *Mayor Robert Britting, Jr., TC Liaison*

Township Professionals: David Kois, PP, AICP, Planning Director; and William Willard, Esq., Township Attorney

COMMITTEE BUSINESS

- Resignation of Board Member, Christopher Smith (Alt. #1)

CONSIDERATION OF MEETING MINUTES

BUSINESS FROM THE FLOOR *(For matters not on the agenda)*

APPLICATIONS

- **Thomas and Susan Laine – Pre-application** – Block 5, Lot 37.02 – 839 Amwell Road. Applicant seeking favorable recommendation to construct an addition to the rear of the existing house, on Property identified in the *Historic Preservation Plan Element, Hillsborough Township Master Plan, Township of Hillsborough Somerset County, Adopted April 5, 2001* as located in the Proposed Amwell-Clover Hill Historic District, and listed as HT Site #22 (E. Schenck House), located in the AG, Agricultural Zone.

Participating for the Applicant: Susan Laine, Applicant

- **New Legacy Books, LLC – Pre-application** – Block 11, Lot 16 – 715 Amwell Road. Applicant seeking favorable recommendation to install a 5 ft. x 5 ft. x 6 ft. metal shed (accessory structure) in the parking lot of the Neshanic Reformed Church for book donations, on Property identified in the *Historic Preservation Plan Element, Hillsborough Township Master Plan, Township of Hillsborough Somerset County, Adopted April 5, 2001* as located in the Neshanic Historic District, and within in the AG, Agricultural Zone.

Participating for the Applicant: Matthew Laiacina, from New Legacy Books, Applicant; and Linda Ranft, Judi Adams, and Mary Rooney attending from the Neshanic Reformed Church, Property Owner.

Continued to next page

- **Phoenix Carriage Farm, LLC – HHPC-24-01 (File BA-24-07)** - Block 200.10, Lot 4 (Formerly Block 200.B, Lot 4) – 2 Clerico Lane. Applicant seeking favorable recommendation for construction of four walk-up restaurants in cargo containers; 46 two-story townhouse apartments spread over four buildings; an amphitheater and stage; and associated improvements, on Property located in the GC, Gateway ‘C’ Zone.

Property is identified in the *Historic Preservation Plan Element, Hillsborough Township Master Plan, Township of Hillsborough Somerset County, Adopted April 5, 2001*, as located within the Proposed Clerico Lane Historic District, and listed as Hillsborough Historic Site #36 (“Van Nuys House”).

Applicant has filed a formal application with the Board of Adjustment, File BA-24-07, seeking Preliminary and Final Major Site Plan Approval; ‘d’ use variance; ‘c’ bulk variances; and waivers for the same. (EC Agenda: 10-28-24) (BOA Agenda: TBD)

Participating for the Applicant: Eric Berger, Esq., Attorney and Principal of Phoenix Carriage Farm LLC, Applicant; Paul Christopher, PE of Van Cleef Engineering; Mark Marcille, RA, of Marcille Architecture; and Chris Cosenza, AICP, PP, LEED AP of LRK.

CONSIDERATION OF OLD BUSINESS

COMMITTEE REPORTS

CONSIDERATION OF NEW BUSINESS

- Commission review - *Historic Preservation Plan Element of the Hillsborough Township Master Plan*

CORRESPONDENCE

ADJOURNMENT

NEXT MEETING:

November – No Meeting
December 19, 2024