



# Township of Hillsborough

PLANNING & ZONING DEPARTMENT  
PETER J. BIONDI MUNICIPAL BUILDING  
379 SOUTH BRANCH ROAD  
HILLSBOROUGH, NJ 08844  
[www.hillsborough-nj.org](http://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, DECEMBER 05, 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                                  | _____ <i>Seat #8 – Vacant</i>          |
| _____ Deputy Mayor John Ciccarelli                       | _____ <b>Patricia Smith, Secretary</b> |
| _____ <b>Robert Peason, Vice Chairman</b>                | _____ Angelo Vitale (Alt. #1)          |
| _____ <b>Carl Suraci, Chairman</b>                       | _____ Surajit Deb (Alt. #2)            |
| _____ James Vander Vliet                                 |                                        |

#### **BOARD / TOWNSHIP PROFESSIONALS:**

\_\_\_\_\_ David Kois, PP, AICP, Planning Director / Deputy Zoning Officer  
\_\_\_\_\_ Samantha Ball, Assistant Planner / Sustainability Program Manager  
\_\_\_\_\_ Eric Bernstein, Esq., Board Attorney (Eric M. Bernstein & Associates)  
\_\_\_\_\_ Mark Mayhew, PE, CME, Board Engineer (Pennoni Associates)  
\_\_\_\_\_ Michael Lombardozi, CSR, CCR, Board Court Reporter  
\_\_\_\_\_ Alex Pallis, Township Videographer (Fuerza Strategy Group)

#### **CONSIDERATION OF MEETING MINUTES**

#### **CONSIDERATION OF RESOLUTIONS**

#### **PLANNING BOARD BUSINESS**

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

#### **CONSIDERATION OF ORDINANCES**

- **Ordinance 2024-16** – Ordinance Amending Chapter 188 "Land Use and Development", Article IX "Tree Preservation" of the Code of the Township of Hillsborough, Somerset, New Jersey, to Address the New Jersey Department of Environmental Protection Tree Removal Requirements

#### **APPLICATIONS - PUBLIC HEARING**

- **Hillsborough 206 Holdings, LLC – File 18-PB-07-MSPV (2024 Amended Site Plan)** – (TOD: 01-22-25)  
Block 202, Lot 4 – 871 Route 206 North / 2 Schindler Court. Applicant seeking Amended Preliminary and Final Major Site Plan Approval to eliminate the construction of two retail buildings on the Property, and in lieu of, is proposing to construct two additional residential buildings to contain 24 units, of which 6 will be affordable units, on Property located in the MUID-1, Mixed-Use Inclusionary District and ASD, Architectural and Site Design Overlay Zone. (EC Review: 10-28-24)

*Applicant previously granted Amended Preliminary and Final Major Site Plan Approval; 'c' bulk variances; and waivers (and associated Extensions), to construct a mixed-use development consisting of 175 dwelling units, of which 42 are affordable units) within 14 residential buildings, with a community clubhouse building and pool area and dog-run; and a non-residential component consisting of 3 buildings totaling 12,500 square feet of retail space,*

*Continued to next page*

and associated onsite stormwater, roadways, parking, lighting, landscaping, and associated improvements. Resolution History 18-PB-07-MSPV: dated: 03-28-19; 02-13-20; 07-01-21; 07-07-22; and 10-05-23.

Participating for the Applicant: Richard J. Hoff, Jr., Esq., of Bisgaier Hoff, LLC; and Jake Raker, AIA, of Minno & Wasko; James War, PE of Bowman Engineering; and Marc Pantirer, Applicant Representative

- **Campus Associates, LLC - File 20-PB-13-MSP (2024 Update)** – Block 58, Lot 1.05 – 4 Campus Drive. Applicant (new Property Owner) to update the Planning Board on the status of the Project, every six months, no later than December 31, 2024, and thereafter, per Condition 'A' of the Resolution memorialized July 11, 2024.

*Applicant previously GRANTED preliminary and final major site plan approval; 'c' bulk variances; and waivers, to construct a multi-family development consisting of four three-story apartment buildings, each building containing twenty-four residential dwelling units for a total of ninety-six residential dwelling units, including twenty-three affordable housing units; a Clubhouse; associated parking, lighting, landscaping, utilities, stormwater and associated improvements, on Property known as Block 58, Lot 1.05 on the Hillsborough Township Tax Map, located at 4 Campus Drive, in the Multifamily Inclusionary Overlay District within the I-3 Light Industrial Zone, with conditions. Resolution memorialized November 18, 2021; One-year Extension Resolution memorialized July 11, 2024.*

*Participating for the Applicant: Stephen Kessler, Esq. for Fernmoor*

- **TEEVEE, LLC - File 23-PB-02-MSV** – (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 Review: 09-23-24) ***Application adjourned from October 10, 2024 with notice.***

*Participating for the Applicant: Erica Edwards, Esq. of Erica Edwards, Esq. Law Offices LLC; Frank W. Farrell, PE, CME of Grotto Engineering Associates, LLC; and Vijay Vyas of TEEVEE, LLC, Applicant*

## **ADJOURNMENT**

### **Next Meetings:**

December 12, 2024 – Regular Meeting - **7:00 p.m.**

January 09, 2025 – Reorganization Meeting – **7:00 p.m.** / Regular Meeting – Immediately Follows