

Township of Hillsborough – PLANNING BOARD

Approved Public Meeting Minutes

November 7, 2024

Chairman Carl Suraci called the Planning Board Regular Public Meeting of November 7, 2024, to order at 7:09 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 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 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>	Present - Bruce Radowitz
Present - Robert Wagner, Jr	Present - <i>Seat #8 - Vacant</i>
Present - Deputy Mayor John Ciccarelli	Present - Patricia Smith, Secretary
Present - Robert Peason, Vice Chairman	Absent - Angelo Vitale (<i>Alt. #1</i>)
Present - Carl Suraci, Chairman	Present - Surajit Deb (<i>Alt. #2</i>)
Absent - James Vander Vliet	

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

- **October 10, 2024** - regular/business meeting minutes were reviewed.

A motion to approve as written was made by Ms. Smith, seconded by Mr. Wagner.
Mr. Bernstein states member eligibility to vote on this matter.
No comments.

Roll Call:

Yes - Mr. Wagner	Yes - Committeeman Lipani
Yes - Mr. Radowitz	Yes - Deputy Mayor Ciccarelli
Yes - Ms. Smith	Yes - Vice Chairman Peason
Yes - Mr. Deb (<i>Alt. #2</i>)	Yes - Chairman Suraci

Motion carries

CONSIDERATION OF RESOLUTIONS

- **Morton Street Realty Co., File 23-PB-11-SV**

A motion to approve was made by Vice Chairman Peason, seconded by Mr. Deb.
Mr. Bernstein states member eligibility to vote on this matter.
No comments.

Roll Call:

Yes - Mr. Wagner
Yes - Mr. Radowitz
Yes - Mr. Deb (*Alt. #2*)

Yes - Committeeman Lipani
Yes - Vice Chairman Peason
Yes - Chairman Suraci

Motion carries

PLANNING BOARD BUSINESS

- None

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 asks if the Glen Gary project is permitted to begin before development before the Sherman Tract Phase II development is built.

Chairman Suraci states he believes Glen Gary is required to obtain an approval on Sherman Tract Phase II before beginning construction.

Mr. Anderson explains based on the resolution they can begin Phase I, Glen Gary, but cannot finish it until they have started building and met certain requirements for Phase II.

- Ms. Janucik asks if M&M at Camplain Road has purchased Block 86 Lot 2.02 from the Township and if not does the property needs to belong to M&M before the project starts.

Chairman Suraci & Mr. Bernstein state this is Township Committee business and are unsure of the contents of the agreement.

- Ms. Janucik asks if anything has started with the Toll Brothers development.

Committeeman Lipani states they have started groundwork.

There are no further questions from the public.

APPLICATIONS – PUBLIC HEARING

- **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; 09-12-24). **Application continued from September 12, 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 Pisauero, 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

1. 7:17 pm start of hearing.
2. Mr. Radowitz recuses himself and leaves the meeting.
3. Mr. Bernstein states Mr. Deb is also to be recused but can remain on the dais to listen.
4. Mr. Bernstein states he has a Certification by Absent Board Member Examination of Record Eligibility to Vote for Chairman Suraci for the July 11 and September 12, 2024, meetings therefore he is eligible to vote.
5. **Craig Gianetti**, attorney for applicant, introduces himself.
6. Objectors 1-5, **Michael Pisauero, Scott Gross, Brian Tarantino, John Lanahan, Lori Cleveland** (representing Sourland Conservancy), introduce themselves.
7. Mr. Gianetti summarizes the application and the previous meeting.
8. Mr. Gross introduces his first witness.
9. **Kenneth Hausman** is sworn in and summarizes his testimony from the previous meeting.
10. Mr. Gianetti asks questions pertaining to Mr. Hausman’s experience.
11. Mr. Gianetti asks a series of questions based on Mr. Hausman’s 2007 report including but not limited to questions relating to truck trips, truck traffic, number of loading docks, warehouse operations and the ITE.
12. Mr. Hausman discusses how the ITE impacted his results.

13. Mr. Gianetti asks if he agrees with his statements in the previous meeting about lower traffic trips and continues to ask questions pertaining to his previous report.
14. Chairman Suraci calls for a short recess.
15. 8:50 pm Chairman Suraci calls the meeting back into session.
16. Mr. Gianetti continues questioning Mr. Hausman about his traffic reports including but not limited to question pertaining to references to Amazon fulfillment centers in other locations, ITE recommended practice, land use code, the Kushman Wakefield link,
17. Mr. Bernstein encourages Mr. Gianetti wrap up his cross-examination.
18. Mr. Gross asks questions pertaining to ITE recommendations for data points and land use.
19. Mr. Hausman discusses the relationship between the number of truck trips and the independent variable, which was floor area in this case, and how land use impacts it. He states the applicant used Warehouse Land Use 150.
20. Mr. Gross asks him to discuss how he calculated the time for truck loading and unloading and vacancy figures.
21. Mr. Gianetti has no further questions.
22. Mr. Mayhew asks him clarifying questions about the color chart submitted by the applicant; if it is important to utilize proper use classification and would varying uses have different traffic levels; do parameters give indication towards intended use.
23. Mr. Kois has no questions for this witness.
24. Committeeman Lipani asks how often the ITE is updated; is there any data or determination as to proximity of a site, i.e. location or traffic distances from portals or hubs; in preparing a traffic impact study is it best practice to create multiple scenarios to get the most accurate site.
25. The other Objectors have no questions for this witness.
26. There is a motion and second to open to public questions, all are in favor; motion carries.
27. **Bill Martin**, 237 Hillsborough Rd, asks if the Dolan & Dean Traffic Report was completed prior to the weight restriction on Willow Road.
28. Mr. Hausman states that is his understanding.
29. Mr. Martin reads an excerpt from the December 20223 Planning Board meeting pertaining to the prohibition of trucks on Willow Road and the change, if any, in the distribution of trucks or traffic. He asks for clarification if truck traffic will be going to Willow Road.
30. Mr. Hausman discusses the Dolan & Dean volume figures and where his focus was when writing his report.
31. Chairman Suraci reminds of the time as it is approaching 10:00 pm
32. **Meryl Bisberg**, 4 Hickory Hill Rd, asks if 'trailer trenching is a complete net increase to the calculation; do more than docks need to be included.
33. Mr. Hausman discusses how truck parking spaces may be a significant factor in estimating truck trip generation.
34. There are no further questions from the public for this witness.
35. There is a motion and second to close to public, all are in favor; motion carries.
36. Mr. Gross asks to supplement their testimony with an additional witness. He states the witness' qualifications.
37. Mr. Bernstein states 10-days prior to the next hearing day they will need to submit a resume for the witness and a full report as to what the expertise turns into so as to allow the Board to make an informed decision.
38. There is a discussion between Mr. Bernstein, Mr. Gross and Mr. Gianetti about the requirements for the additional witness.
39. Mr. Kois states available dates for the next hearing.

40. Mr. Bernstein states the requested information needs to be submitted by 3:00 pm on November 25, 2024.
41. Committeeman Lipani motions to carry this application without further notice to Thursday, December 12, 2024, at 7:00 pm and expert report must be provided to Mr. Kois by 3:00 pm on Monday, November 25, 2024, for distribution to the Objectors and Board Members with the TOD extended to December 31, 2024, seconded by Deputy Mayor Ciccarelli.

No comments.

Roll Call:

Yes - Mr. Wagner	Yes - Deputy Mayor Ciccarelli
Yes - Ms. Smith	Yes - Vice Chairman Peason
Yes - Committeeman Lipani	Yes - Chairman Suraci

Motion carries

42. 10:01 pm end of hearing.

ADJOURNMENT

A motion to adjourn was made by Committeeman Lipani, seconded by Mr. Wagner. Motion carries unanimously.

10:02 pm meeting is adjourned.

*Submitted by Robyn Bittle-Abramo
Recording Secretary*