



Township of Hillsborough

PLANNING & ZONING DEPARTMENT
PETER J. BIONDI MUNICIPAL BUILDING
379 SOUTH BRANCH ROAD
HILLSBOROUGH, NJ 08844
www.hillsboroughnj.gov
(908) 369-4313

December 17, 2024

MEETING AGENDA FOLLOWS THIS NOTICE

HILLSBOROUGH TOWNSHIP PLANNING BOARD NOTICE OF JANUARY 2025 MEETINGS

PLEASE TAKE NOTICE that the Hillsborough Township Planning Board has scheduled the following public meetings as set forth below:

ALL MEETINGS WILL BE HELD IN PERSON AT:

The Peter J. Biondi Building, 379 South Branch Road, Hillsborough, NJ 08844

DATE: Thursday, January 09, 2025
TIME: 7:00 p.m.
AGENDA: Planning Board Reorganization Meeting
Formal action may be taken. The public is invited to attend.

DATE: Thursday, January 09, 2025
TIME: Immediately follows the 7:00 p.m. Reorganization Meeting
AGENDA TO DATE: Regular Planning Board Meeting

APPLICATIONS - PUBLIC HEARING

303 Amwell Road (JMJ4 ABEEL LLC) - File 21-PB-17-MSP(V) – Block 198, Lot 2.03 (formerly Lot 2.B) – 303 Amwell Road. Preliminary and final major site plan approval and waivers on Property located in the CDZ Zone. *Application adjourned from the 12-12-24 meeting agenda to a date to be determined by the Board, without further notice. Application to receive future agenda date (only) at this meeting. Extension of Time provided through March 28, 2025.*

Weston RD, LLC (Guastella) – File 22-PB-03-MSPV - Block 185, Lot 1 – Weston Road. Preliminary and final major site plan approval; 'c' bulk variances; and waivers, on Property located in the I-1 Zone and in the Airport Hazard Zone Area Overlay District. *Application continued from November 14, 2024 without further notice.*

Formal action may be taken. The public is invited to attend.

DATE: Thursday, January 23, 2025
TIME: 7:00 p.m.
AGENDA: Planning Board Business Meeting
Formal action may be taken. The public is invited to attend.

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. One or more Executive/Closed Sessions may be conducted at any of the meetings listed above.

Meeting / application documents will be made available on the Township's CivicClerk portal at <https://hillsboroughnj.portal.civicklerk.com/> at least ten days in advance of the meetings listed above. Complete application files are available in the Planning and Zoning Department for inspection. Please contact the Planning & Zoning Department at (908) 369-8382 M – F 8:00 a.m. – 4:00 p.m.

Debora Padgett
Planning Board Clerk

THIS NOTICE POSTED AT:
Hillsborough Township Municipal Complex

THIS NOTICE COMMUNICATED TO:
The Hillsborough Beacon
The Courier News
Sarah Brake, RMC, Township Clerk



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TOWNSHIP OF HILLSBOROUGH PLANNING BOARD

DRAFT PUBLIC MEETING AGENDA

THURSDAY, JANUARY 09, 2025

**IMMEDIATELY FOLLOW 7:00 PM REORGANIZATION
MUNICIPAL COURTROOM**

CALL TO ORDER

SALUTE TO THE FLAG

ANNOUNCEMENT OF MEETING NOTICE

ROLL CALL

_____ Mayor John Ciccarelli
_____ Robert Wagner, Jr
_____ Committeeman Shawn Lipani
_____ Robert Peason
_____ Carl Suraci
_____ Jason Flagg

_____ Bruce Radowitz
_____ Angelo Vitale
_____ Patricia Smith
_____ Surajit Deb (Alt. #1)
_____ Jason Smith (Alt. #2)

CONSIDERATION OF MEETING MINUTES

- December 05, 2024

CONSIDERATION OF RESOLUTIONS

PLANNING BOARD BUSINESS

- Draft 2024 Planning Board Annual Report

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: 03-28-24 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; 'c' 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. *Adjourned from September 12, 2024 without further notice. Application had been adjourned from the December 12, 2024 meeting agenda to a date to be determined by the Board, without further notice. Application to be scheduled (only) at this meeting. Extension of Time provided through March 28, 2025.*

Applicant's Attorney: Michael O'Grodnick, Esq. of Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick, & Fisher, P.A.

Objector: Craig Berlin

- **Weston RD, LLC (Guastella) – File 22-PB-03-MSPV** (TOD: 01-10-25) - Block 185, Lot 1 – Weston Road. Applicant seeking preliminary and final major site plan approval; 'c' bulk variances; and waivers, to construct a 130,418 square foot warehouse building with associated parking and loading, walkways, trash dumpster enclosure area, landscaping and lighting, utilities, stormwater management, and site improvements, on Property located in the I-1, Light Industrial District and in the Airport Hazard Zone Area Overlay District. (EC Review: 10-24-22) (Mtg. history: 11-10-22; 01-12-23 – NO testimony – for scheduling only; 02-02-23; 03-23-23; 05-04-23; 05-11-23; 06-01-23; 06-08-23; 07-06-23; 10-12-23; 02-01-24; 04-04-24; 06-06-24; 09-05-24; 11-14-24). *Application continued from November 14, 2024 without further notice.*

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Participating for the Applicant: Michael O'Grodnick, Esq. of Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A.; Jeffrey Chang, Esq. of Fox Rothschild LLP; Jack Zybura, PE, INCE Bd. Cert. Lewis S. Goodfriend & Associates; Glenn Bodnar, PE of Bodnar Engineering LLC; Michael K. Ford, PE of Van Cleef Engineering Associates; Gary Dean, PE, PP, of Dolan & Dean Consulting Engineers, LLC; Thomas Auffenorde, PE of EcolScience; James Scott (Operations); Steve Radosti, AIA of Perez & Radosti Architecture; Peter Downham, LSRP of Roux Associates; Keenan Hughes, PP, of Philips Preiss LLC; and Ahad Arif, Owner of Miracle Brands (prospective tenant).

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Participating for the Objector: Michael Sinkevich, Esq. of Lieberman, Blecher & Sinkevich, PC (Land Use matters), and Jordan Asch, Esq. of Riker Danzig, LLP (Environmental matters), representing Hearthstone at Hillsborough; Clay Emerson, PhD, PE, CFM, of Princeton Hydro; Paul Gleitz of L&G Planning, LLC; Hal Simoff, PE of Simoff Engineering Associates Inc.; Pamela Grigas, Richard Couzzi, and James Vonderhorst of Member representatives of Hearthstone at Hillsborough.

ADJOURNMENT

Next Meeting:

January 23, 2025 – 7:00 p.m. Business Meeting

February 06, 2025 – Regular Meeting