



# 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**

### **NOTICE OF PUBLIC MEETING HILLSBOROUGH TOWNSHIP PLANNING BOARD**

**PLEASE TAKE NOTICE** that the **Hillsborough Township Planning Board** will hold the following open public meetings on **Thursday, March 11, 2021** via **virtual means only**, as advertised in the Notice of Public Meetings for 2021. Due to the Governor's Executive Orders and pursuant to P.L. 2020,c.11, the public may only participate remotely as outlined below.

Application documents will be available for inspection at <https://hillsboroughnj.civicclerk.com/> at least 10 calendar days prior to the scheduled meeting date. If you are unable to access the application material online or prefer to inspect the complete application file in person, please contact the Planning & Zoning Department at (908) 369-8382 or [dpadgett@hillsborough-nj.org](mailto:dpadgett@hillsborough-nj.org) to make arrangements.

#### **At the time of the meeting the public will be given an opportunity to participate as follows:**

##### **Remote Participation through Zoom:**

**Topic: Planning Board Meeting - 7:30 PM Eastern Time (US and Canada)**

**Please click or enter the link below to join the meeting:**

<https://zoom.us/j/91776380101?pwd=VoFpNC9wOXUrTGJuNHZPSowrRXloUT09>

**Webinar ID:** 917 7638 0101

**Passcode:** 2BjwRB

##### **Or iPhone one-tap:**

US: +19292056099,,91776380101#,,,,\*576565# OR +13017158592,,91776380101#,,,,\*576565#

##### **Or Telephone:**

Dial (for higher quality, dial a number based on your current location):

US: +1 929 205 6099 OR +1 301 715 8592 OR +1 312 626 6799 OR +1 669 900 6833 OR +1 253 215 8782  
OR +1 346 248 7799

**Webinar ID:** 917 7638 0101

**Passcode:** 576565

International numbers available: <https://zoom.us/j/91776380101?pwd=VoFpNC9wOXUrTGJuNHZPSowrRXloUT09>

**Members of the public should use the "raise hand" feature in Zoom, or \*9 if participating by telephone, to indicate you would like to be recognized to speak.**

**Formal action may be taken. The public is invited to participate remotely as outlined above.**

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.**

To help ensure everyone has an opportunity to participate, members of the public are encouraged to notify the Planning & Zoning Department no later than noon on the date of the meeting if they intend to participate by contacting the Board Clerk via email at [dpadgett@hillsborough-nj.org](mailto:dpadgett@hillsborough-nj.org). It is strongly recommended that if any member of the public wishes to present written comments or exhibits at the meeting that they be submitted to the Planning & Zoning Department, preferably electronically to [dpadgett@hillsborough-nj.org](mailto:dpadgett@hillsborough-nj.org), at least two business days prior to the meeting. This will help ensure that your input is properly presented and recorded.

##### **THIS NOTICE POSTED AT:**

1. Hillsborough Township Municipal Complex

##### **THIS NOTICE COMMUNICATED TO:**

1. The Hillsborough Beacon
2. The Courier News
3. Pamela Borek, MBA, RMC, Township Clerk

Debora Padgett, Planning Board Clerk



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**TOWNSHIP OF HILLSBOROUGH PLANNING BOARD**  
**DRAFT PUBLIC MEETING AGENDA**  
**THURSDAY, MARCH 11, 2021 - 7:30 PM**  
**CONDUCTED VIRTUALLY**

## **CALL TO ORDER**

This meeting will be conducted virtually. All Board members, staff and consultants will be participating remotely. The public will be given an opportunity to participate remotely through the advertised Zoom link or optional phone number identified in the public meeting notice. Members of the public should use the “raise hand” feature in Zoom, or \*9 if participating by telephone, to indicate you would like to be recognized to speak.

Meeting and application documents have been made available at <https://hillsboroughnj.civicclerk.com/> in accordance with the public meeting notice.

Applicants will be presenting remotely and will identify themselves before testifying.

## **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 2021 Annual Meeting Schedule has been provided to the officially designated newspapers, the Township Clerk, posted on the bulletin board at the Hillsborough Township Municipal Complex, and posted to the Township’s Website.

Additional notice has been provided to communicate that this meeting is being conducted according to the Governor’s Executive Orders and pursuant to P.L. 2020,c.11, which allows for meetings to be conducted electronically; and pursuant to the local Finance notices recently established in the State of New Jersey.

## **OATH OF OFFICE TO NEWLY APPOINTED MEMBER:**

- Seat #9 - Kenneth Hesthag

## **ROLL CALL**

### **BOARD MEMBERS:**

_____ Mayor Shawn Lipani	_____ Nathan Santaromita
_____ Robert Wagner, Jr	_____ Ron Skobo
_____ Deputy Mayor Frank DelCore	_____ <b>Kenneth Hesthag, Secretary</b>
_____ Robert Peason	_____ John Ciccarelli (Alt. #1)
_____ <b>Carl Suraci, Chairman</b>	_____ Curt Emmich (Alt. #2)
_____ <b>Neil Julian, Vice Chairman</b>	

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

\_\_\_\_\_ David K. Maski, PP, AICP, Township Planning Director  
\_\_\_\_\_ Eric Bernstein, Esq., Board Attorney (Eric M. Bernstein & Associates)  
\_\_\_\_\_ Robert Yuro, PE, CME, Board Engineer (T&M Associates)  
\_\_\_\_\_ Michael Lombardozzi, CSR, CRR, Board Court Reporter  
\_\_\_\_\_ Fred Kinzler, IT Staff

## **CONSIDERATION OF MEETING MINUTES**

## **CONSIDERATION OF RESOLUTIONS**

## **PLANNING BOARD BUSINESS**

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

*Continued to next page*

## **CONSIDERATION OF ORDINANCES**

### **APPLICATIONS**

- **JSM at Hillsborough, LLC – File 20-PB-09-MSPV** (TOD: 04-30-21) – Block 155.01, Lot 66 & Lot 67 (formerly Block 155, Lots 66 & 67) – 390 Route 206, and (vacant land) Andria Avenue. Applicant seeking preliminary and final major site plan approval; ‘c’ bulk variances; and waivers, to merge Lots 66 and 67 to construct a mixed-use development consisting of a 3-story, 118-unit multifamily building to the rear of the site (Lot 66 portion); and renovate two existing commercial buildings and construct a drive-through restaurant on the front portion of the Property (Lot 67 portion), with associated parking, lighting, landscaping, utilities, stormwater and improvements, on Property in the Mixed-Use inclusionary Overlay District within the GA, Gateway ‘A’ Zone, and in the ASD, Architectural and Site Design Overlay District. (EC Review: 11-09-20) (*Previous hearing: December 17, 2020*) **Application adjourned from February 11, 2020 agenda without further notice.**

*Participating for the Applicant: Douglas Wolfson, Esq. of The Weingarten Law Firm; Bradford Bohler, PE and Brad Thompson, PE of Bohler Engineering, NJ, LLC; Rafael Da Silva and Bradford Aller, PE of EP Design Services; Karl Pehnke, PE, PTOE of Langan Engineering and Environmental Services; Christine Cofone, PP, AICP of Cofone Consulting Group, LLC; Neha Gautam of Edgewood Properties, Inc.; and Ron Aulenbach of JSM at Hillsborough, LLC, Applicant.*

### **ADJOURNMENT**

#### **Next Meetings:**

**March 25, 2021 – Business Meeting**

**April 01, 2020 - Regular Meeting**

**April 08, 2021 – Regular Meeting**

The meetings listed above will be held remotely and conducted virtually.