



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

January 15, 2021
Revised: February 03, 2021
Revised: June 14, 2021
Revised: October 01, 2021

MEETING AGENDA FOLLOWS THIS NOTICE

NOTICE OF PUBLIC MEETINGS HILLSBOROUGH TOWNSHIP PLANNING BOARD

PLEASE TAKE NOTICE that the Hillsborough Township Planning Board held its public Reorganization Meeting on Thursday, January 14, 2021, at 7:00 p.m., conducted virtually, at which time the 2021 Schedule of Meetings below was adopted.

PLEASE TAKE NOTICE that as of July 01, 2021, the remainder of Hillsborough Township Planning Board meetings will be held in person at the Peter J. Biondi Building, 379 South Branch Road, Hillsborough, NJ 08844. All attendees are required to follow in-person protocols as posted at the time of the meeting.

<p>HILLSBOROUGH TOWNSHIP PLANNING BOARD 2021 SCHEDULE OF MEETINGS REVISED NOTICE - CHANGE OF LOCATION AS OF JULY 01, 2021</p>
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Hillsborough Township **Planning Board Regular Meetings** begin at 7:30 p.m. prevailing time, the first and second Thursday of the month, **unless otherwise specified.*

January 14* (<i>Remote</i>)	July 01
February 04 (<i>Remote</i>)	July 08
February 11 (<i>Remote</i>)	August – No Meetings
March 04 (<i>Remote</i>)	September 02
March 11 (<i>Remote</i>)	September 09
April 01 (<i>Canceled</i>)	October 07
April 08 (<i>Remote</i>)	October 14
May 06 (<i>Remote</i>)	November 04
May 13 (<i>Remote</i>)	November 18 (<i>Additional Mtg.</i>)
June 03 (<i>Remote</i>)	December 02
June 10 (<i>Remote</i>)	December 09

Hillsborough Township **Planning Board Business Meetings** begin at 7:30 p.m. prevailing time, the fourth Thursday of the month, *unless otherwise specified:*

January 28 (<i>Remote</i>)	July 22 (<i>Canceled</i>)
February 25 (<i>Remote</i>)	August - NO meeting
March 25 (<i>Canceled</i>)	September 23
April 22 (<i>Remote</i>)	October 28
May 27 (<i>Canceled</i>)	November - NO meeting
June 24 (<i>Canceled</i>)	December - NO meeting

January 13, 2022* - Reorganization Meeting (7:00 p.m.) / Regular Meeting (7:30 p.m.)

All July 01, 2021 through January 13, 2022 meetings listed above will be held at The Peter J. Biondi Building, 379 South Branch Road, Hillsborough, NJ, 08844.

Application documents will continue to be made available at <https://hillsboroughnj.civicclerk.com/> at least 10 calendar days prior to each scheduled meeting date. The complete application file is available for inspection in the Planning & Zoning Department at The Peter J. Biondi Building. Please contact the Planning & Zoning Department at (908) 369-8382 or dpadgett@hillsborough-nj.org with any questions Monday through Friday 8:30 a.m. – 4:00 p.m.

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.

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

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
4. Sarah Brake, RMC, Deputy Township Clerk

Debora Padgett, Planning Board Clerk



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TOWNSHIP OF HILLSBOROUGH PLANNING BOARD
DRAFT PUBLIC MEETING AGENDA
THURSDAY, OCTOBER 14, 2021 - 7:30 PM
IN-PERSON MEETING - 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 2021 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. **Further notice has been provided to the same that as of July 01, 2021, the remainder of 2021 Planning Board meetings will be held in person at the Peter J. Biondi Building. Live virtual participation will no longer be available.**

Application documents have been made available on the Township's website at <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

BOARD MEMBERS:

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

BOARD / TOWNSHIP PROFESSIONALS:

_____ David K. Maski, PP, AICP, Township Planning Director
_____ Eric Bernstein, Esq., Board Attorney (Eric M. Bernstein & Associates)
_____ Drew Di Sessa, PE, CME, Board / Township Attorney (Pennonni Associates)
_____ Robert Yuro, PE, CME, Covering Board Engineer (T&M Associates)
_____ Michael Lombardozi, CSR, CRR, Board Court Reporter
_____ Caz Bielen, Videographer (Premier Video)

CONSIDERATION OF MEETING MINUTES

CONSIDERATION OF RESOLUTIONS

PLANNING BOARD BUSINESS

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

CONSIDERATION OF ORDINANCES

PUBLIC HEARING – APPLICATIONS

- **Sharanga, LLC (Moe's Southwest Grill) – File 21-PB-03-MSPV** – (TOD: 11-05-21) - Block 177, Lot 22.02 – 838 Route 206. Applicant seeking preliminary and final major site plan approval; 'c' bulk variances; and waivers, to construct an addition for a drive-through window, on Property in the C-1, Retail Commercial Zone (EC Review: 09-27-21)

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- **JSM at Hillsborough, LLC – File 20-PB-09-MSPV** - (TOD: 12-31-21) – 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 / Adjourned from: February 11; March 11; May 06; June 10, 2021; and July 08, 2021*). **REVISED SITE PLANS submitted – L/R 05-27-21 - REVISED ARCHITECTURAL PLANS submitted - L/R 06-01-21. Application adjourned from July 08, 2021 Agenda with re-notice.**

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

ADJOURNMENT

Next Meeting: October 28, 2021

The meeting listed above will be held in person. Live virtual participation will no longer be available.