



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

(DRAFT MEETING AGENDA FOLLOWS NOTICE)

NOTICE OF PUBLIC MEETING HILLSBOROUGH TOWNSHIP PLANNING BOARD

PLEASE TAKE NOTICE that the Hillsborough Township Planning Board will hold its regularly scheduled **December 03, 2020** meeting via **virtual means only**, commencing at **7:30 p.m.** Due to the Governor's Executive Orders and pursuant to P.L. 2020,c.11, the public may only participate in this meeting 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 application file in person, please contact the Planning & Zoning Department at (908) 369-8382 or 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:

When: Thursday, December 03, 2020 7:30 p.m. Eastern Time (US and Canada)

Please enter the link below to join the meeting:

<https://zoom.us/j/95292511376?pwd=UWkoSi9Tb2kvQW9VaWxISmlqaXBnZzo9>

Passcode: 5FxNpA

Or iPhone one-tap:

US: +13126266799,,95292511376#,,,,,0#,,265999# OR +19292056099,,95292511376#,,,,,0#,,265999#

Or Telephone:

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

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

Webinar ID: 952 9251 1376

Passcode: 265999

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

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, 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, December 03, 2020 - 7:30 p.m.
Conducted Virtually

CALL TO ORDER

This meeting will be conducted virtually. 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 2020 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.

ROLL CALL

BOARD MEMBERS:

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

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)
_____ Christina Restuccia, CCR, Covering Board Court Reporter
_____ Caz Bielen, Premier Media, LLC, Board Videographer
_____ Fred Kinzler, IT Staff

CONSIDERATION OF MEETING MINUTES

CONSIDERATION OF RESOLUTIONS

- Esco Precision, Inc. – File 20-PB-07-MSPV

PLANNING BOARD BUSINESS

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

Continued to next page

CONSIDERATION OF ORDINANCES

- Ordinance 2020-29 – Ordinance Amending Chapter 188 “Land Use and Development”, Article IV “Design and Performance Standards”, Section 188-66 “Nonconforming Uses, Structures or Lots” of the Code of the Township of Hillsborough

APPLICATIONS

- **Campus Associates, LLC (Weiss) – File 20-PB-13-MSP** – Block 58, Lot 1.05 – 4 Campus Drive. Applicant seeking preliminary and final major site plan approval, ‘c’ bulk variance; and waivers, to construct a multifamily development consisting of four 3-story, 24-unit residential buildings, and a club house, with associated parking, lighting, landscaping, utilities, stormwater and improvements, on Property in the Multifamily Inclusionary Overlay District within the I-3 Light Industrial Zone. (EC Review: 11-09-20)

Participating for the Applicant: Marc Policastro, Esq. of Giordano, Halleran & Ciesla, PC; Michael K. Ford, PE, of Van Cleef Engineering Associates, LLC; Victor Barr, Jr., RA of VLBJR Architects Inc.; Christine Cofone, PP of Cofone Consulting Group, LLC; Matthew Seckler, PE, and Joshua Kline, PE of Stonefield Engineering & Design; Thomas Aufferorde of EcolSciences, Inc.; and Robert Weiss, Managing Member, and Yoni Nevenansky of Campus Associates, LLC.

ADJOURNMENT

Next Meeting:

December 17, 2020

This meeting will be held remotely.