



# 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

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><b>HILLSBOROUGH TOWNSHIP PLANNING BOARD</b> <b>2021 SCHEDULE OF MEETINGS</b> <b>REVISED NOTICE - CHANGE OF LOCATION AS OF JULY 01, 2021</b></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> )	<b>July 01</b>
February 04 ( <i>Remote</i> )	<b>July 08</b>
February 11 ( <i>Remote</i> )	<b>August – No Meetings</b>
March 04 ( <i>Remote</i> )	<b>September 02</b>
March 11 ( <i>Remote</i> )	<b>September 09</b>
April 01 ( <i>Canceled</i> )	<b>October 07</b>
April 08 ( <i>Remote</i> )	<b>October 14</b>
May 06 ( <i>Remote</i> )	<b>November 04</b>
May 13 ( <i>Remote</i> )	<b>November 18 (<i>Additional Mtg.</i>)</b>
June 03 ( <i>Remote</i> )	<b>December 02</b>
June 10 ( <i>Remote</i> )	<b>December 09</b>

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

### **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](mailto: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, November 04, 2021 - 7:30 p.m.**  
**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	_____ <b>Kenneth Hesthag, Secretary</b>
_____ Robert Peason	_____ John Ciccarella (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)  
\_\_\_\_\_ Jennifer Beahm, PP, AICP, Township Affordable Housing Planning Consultant (Leon S. Avakian Inc.)  
\_\_\_\_\_ 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**

- **Housing Plan Element and Fair Share Plan** – Presentation by Jennifer Beahm, PP, AICP, of Leon S. Avakian, Inc., Township Affordable Housing Planning Consultant

**ADJOURNMENT**

**Next Meeting:**  
**November 18, 2021**

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