

**HILLSBOROUGH TOWNSHIP PLANNING BOARD**  
**PUBLIC MEETING MINUTES**  
**September 04, 2014**

Board Attorney, Eric M. Bernstein, Esq., called the meeting of September 04, 2014 to order at 7:30 p.m. in the Courtroom of the Municipal Complex. All stood for the Pledge of Allegiance. The meeting was duly advertised according to Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975 ("Sunshine Law").

**ROLL CALL**

Deputy Mayor Greg Burchette - <i>Present</i>	Sam Conard - <i>Present</i>
Michael Merdinger - <i>Absent</i>	Dr. Steven Sireci, Jr., - <i>Absent</i>
Committeeman Frank DelCore - <i>Present</i>	Robert Wagner, Jr. - <i>Absent</i>
Steve Cohen, <i>Vice Chairman</i> - <i>Absent</i>	Robert Peason (Alt. #1) - <i>Present</i>
Dr. Daniel Marulli - <i>Absent</i>	Shawn Lipani (Alt. #2) - <i>Present</i>
Neil Julian - <i>Present</i>	

Also present: Bruce Rydel, P.P., AICP, Planning Director; Eric Bernstein, Esq., Board Attorney (Eric M. Bernstein & Associates); Lucille Grozinski, Certified Board Court Reporter, and Caz Bielen, Board Videographer (Premier Media, LLC).

Mr. Bernstein called for the election of an Acting Chairman in the absence of Planning Board Chairman Sireci and Vice Chairman Cohen. A motion to elect Sam Conard as Acting Chairman for the meeting of September 04, 2014 was made by Deputy Mayor Burchette, seconded by Committeeman DelCore.

**Roll Call:** Mr. Julian – yes; Mr. Peason – yes; Committeeman DelCore – yes; Deputy Mayor Burchette – yes; Mr. Conard – yes. Motion carries. The Chair was then turned over to Acting Chairman Conard.

**PLANNING BOARD BUSINESS**

- Resignation of Tod Mershon (Seat #5)

Mr. Rydel noted the letter of resignation has been received and on record with the Township Clerk.

- Oath of Office: Dr. Daniel Marulli (Seat #5); Robert Peason (Seat Alt. #1); Shawn Lipani (Seat Alt. #2)

The Oath of Office was administered by Deputy Mayor Burchette to Mr. Peason and Mr. Lipani. (Dr. Marulli was absent)

Acting Chairman Conard conveyed the Board's appreciation to Mr. Mershon for his dedicated service.

- Election of New Planning Board Secretary (*formerly held by Tod Mershon*)

Mr. Bernstein reviewed the voting Class IV members eligible to hold the position of Secretary as: Mr. Conard, Dr. Marulli, Mr. Julian and Mr. Wagner.

The members present voted to table the election of the Secretary until the next meeting. All were in favor, none were opposed. Motion carries.

**DISPOSITION OF MINUTES**

- **July 10, 2014**

A motion to approve was made by Deputy Mayor Burchette, seconded by Mr. Peason.

**Roll Call:** Mr. Julian – yes; Mr. Peason – yes; Committeeman DelCore – yes; Deputy Mayor Burchette – yes. Motion carries.

**DISPOSITION OF RESOLUTIONS**

- **Country Classics – 4D – Amended Preliminary – File #14-PB-07-MJ (Amended)**

A motion to approve was made by Deputy Mayor Burchette, seconded by Mr. Julian.

**Roll Call:** Mr. Julian – yes; Committeeman DelCore – yes; Deputy Mayor Burchette – yes; Acting Chairman Conard - yes. Motion carries.

- **Country Classics – Phased 4D – Amended Final – File #14-PB-03-MJF**

A motion to approve was made by Committeeman DelCore, seconded by Mr. Julian.

**Roll Call:** Mr. Julian – yes; Committeeman DelCore – yes; Deputy Mayor Burchette – yes; Acting Chairman Conard - yes. Motion carries.

- **South Branch Estates – Final – File #14-PB-05-MJF**

A motion to approve was made by Mr. Julian, seconded by Deputy Mayor Burchette.

**Roll Call:** Mr. Julian – yes; Committeeman DelCore – yes; Deputy Mayor Burchette – yes; Acting Chairman Conard - yes. Motion carries.

**PLANNING BOARD BUSINESS**

- **Glen-Gery Corporation – File #14-PB-01-MR – Extension of Time**

**PLANNING BOARD MEETING MINUTES**  
**September 04, 2014**

Planning Director, Bruce J. Rydel, P.P., AICP, stated the Applicant has provided an extension through November 15, 2014. The application will be heard before that time with re-notice.

A motion to accept the extension through November 15, 2014 was made by Deputy Mayor Burchette, seconded by Committeeman DelCore.

**Roll Call:** Mr. Julian – yes; Mr. Peason – yes; Dr. Marulli – yes; Mr. Lipani – yes; Committeeman DelCore – yes; Deputy Mayor Burchette – yes; Acting Chairman Conard - yes. Motion carries.

• **Mund Hillsborough Land, LLC – File #14-PB-13-MSR – Extension of Time**

Mr. Rydel stated the extension requested is through October 31, 2014 by which time the Board will have heard this application with notice.

A motion to accept the extension through October 31, 2014 was made by Deputy Mayor Burchette, seconded by Mr. Julian.

**Roll Call:** Mr. Julian – yes; Mr. Peason – yes; Dr. Marulli – yes; Mr. Lipani – yes; Committeeman DelCore – yes; Deputy Mayor Burchette – yes; Acting Chairman Conard - yes. Motion carries.

**SPECIAL COMMITTEE REPORTS**

None

**BUSINESS FROM THE FLOOR**

None

**PUBLIC HEARING – SUBDIVISION/SITE PLAN APPLICATIONS**

- **Glen-Gery Corporation** – File 14-PB-01-MR – Block: 182, Lots: 10, 11, 12, 45, 46 – 45 Hamilton Road.  
**ADJOURNED to November 13, 2014 WITH RE-NOTICE.**

Acting Chairman Conard announced the adjournment of the application with re-notice.

**CORRESPONDENCE**

- Somerset County Planning Board – *NJ COAH: Proposed Substantive and Procedural Rules*, Letter dated 07-31-14

Mr. Rydel explained the enclosed is the information provided by municipalities to the Somerset County Planning Department, which was then forwarded to COAH for consideration.

- D&R Canal Commission Report – Platinum Developers – File #09-PB-03-MJF

Mr. Rydel said the document provided for the Board's information is related to compliance matters for the 5-lot subdivision application.

Mr. Rydel informed Acting Chairman Conard there was no business yet scheduled to the agenda of September 11<sup>th</sup>.

Acting Chairman Conard called for a motion. A motion to cancel the meeting of September 11, 2014 was made by Deputy Mayor Burchette, seconded by Mr. Lipani. All were in favor, none were opposed. Motion carries.

Mr. Rydel pointed out there is no business meeting scheduled for the month of September.

Acting Chairman Conard said the next meeting will be held on October 2<sup>nd</sup>.

**ADJOURNMENT**

The meeting adjourned at 7:41 p.m.

Submitted by:  
*Debra Padgett*  
*Administrative Assistant*  
*Planning Board Clerk*