

**HILLSBOROUGH TOWNSHIP PLANNING BOARD**  
**PUBLIC MEETING MINUTES**  
**October 06, 2016**

Chairman Shawn Lipani called the Planning Board Public Meeting of October 06, 2016 to order at 7:31 p.m. All stood for the Pledge of Allegiance. The meeting took place in the Courtroom of the Hillsborough Township Municipal Complex.

Chairman Lipani announced the meeting had been duly advertised according to Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975 ("Sunshine Law").

**ROLL CALL**

Mayor Frank DelCore – Present  
Robert Wagner, Jr. - Absent  
Deputy Mayor Carl Suraci – Absent  
Robert Peason - Absent  
*Seat #5 - Vacant*  
**Neil Julian, Vice Chairman** - Present

Sam Conard – Present  
**Shawn Lipani, Chairman** – Present  
**Kenneth Hesthag, Secretary** – Present  
Sally Becorena (Alt. #1) – Present  
Stephanie Forrest (Alt. #2) – Present

Also present: David K. Maski, PP, AICP, Township Planning Director; Eric M. Bernstein, Esq., Board Attorney (Eric M. Bernstein, & Associates); Michael Lombardozzi, CCR, covering Court Reporter; and Caz Bielen, Board Videographer (Premier Media, LLC).

**DISPOSITION OF MINUTES**

None

**DISPOSITION OF RESOLUTIONS**

None

**PLANNING BOARD BUSINESS**

None

**SPECIAL COMMITTEE REPORTS**

None

**CONSIDERATION OF ORDINANCES**

- Definition and Location of Utilities

Planning Director, David Maski, PP, AICP, said the current ordinance needs further clarification. The hand-out provides definitions of what a utility is or is not, in terms of basic, minor and major, and where they might be located by zone. Utilities are permitted in most all zones, in various forms. The details can be reviewed further in depth at a future meeting.

Mr. Maski said after discussion and comments from the Board, the matter can be sent to the Township Committee for adoption, as an amendment to the zoning ordinance.

Mr. Conard questioned the height under conditional uses.

Mr. Maski said telecommunications facilities are governed under a separate section of the Township Code. The utilities outlined within the memo cover general type facilities.

Mr. Conard asked if that includes beyond the roadway utilities.

Mr. Maski said the utilities outlined would generally be found in the right-of-way.

Mr. Conard questioned the height of the solar panels on top of existing utility poles.

Chairman Lipani said the matter could be reviewed further at the next meeting.

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

Chairman Lipani announced the adjournment of the two applications originally scheduled to the night's agenda. He said the Green Village application has been rescheduled to October 13, 2016 with notice. The Glen Gery GG RE Co. application has requested to adjourn.

- **GREEN VILLAGE** – File 16-PB-12-MJV – Block 141, Lot 30 – Easterly side of Route 206 Highway (EC Agenda: 09-26-16) – **Rescheduled to 10-13-16 with notice.**
- **GLEN GERY (GG RE Co.)** – **File 15-PB-04-MR** – Block 182, Lots 10, 11, 12, 45 & 46 – 95 Hamilton Road. Revised plans submitted 07-28-16. Applicant seeking Minor Subdivision with waivers to reconfigure lot lines by

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merging five lots totaling 238.7 acres, to then subdivide a lot in the southeasterly corner to create one lot consisting of approximately 29.14 acres (Proposed Lot 46), with the remaining lot (Proposed Lot 11) of approximately 209.595 acres of remaining land, on property in the M, Mining Zoning District. (EC Review: 03-23-15 / 09-26-16). Carried from September 01, 2016 without notice. **REQUEST TO ADJOURN to November 03, 2016 without notice.**

Mr. Bernstein said based on his discussion with the Applicant's Counsel, and by way of the letter provided earlier today, the Applicant would like to go back before the Environmental Commission to try to resolve the three open comments in the review memo provided. The Applicant will be going before the Environmental Commission on October 24<sup>th</sup> and is proposing to return to the Planning Board on November 3<sup>rd</sup>. An extension for the decision of time has been granted to November 30, 2016, as per the letter provided by Mr. Marmora.

Mr. Bernstein said the Board would be seeking a motion to carry the application to November 03, 2016 without notice.

A motion was made by Mr. Conard, seconded by Vice Chairman Julian. All were in favor, none opposed. Motion carries.

Chairman Lipani asked for a motion to accept the extension to November 30, 2016.

A motion was made by Mr. Conard, seconded by Mayor DelCore. All were in favor, none opposed. Motion carries.

**BUSINESS FROM THE FLOOR**

None

**CORRESPONDENCE**

None

Chairman Lipani said the next meeting will be held on October 13, 2016. He said he would not be able to attend so Vice Chairman Julian would be the Chair for the next meeting.

Vice Chairman Julian said the Environmental Commission recently reviewed the Green Village application. He said that application is not as involved as the Levonaitis application. Vice Chairman Julian suggested the order of the applications be switched so that the Green Village application be heard first.

**ADJOURNMENT**

A motion to adjourn was made and seconded. All were in favor. Motion carries.

The meeting adjourned at 07:41 p.m.

Submitted by:  
Debora Padgett  
Administrative Assistant / Planning Board Clerk