

HILLSBOROUGH TOWNSHIP PLANNING BOARD

PUBLIC MEETING MINUTES

June 08, 2017

Chairman Shawn Lipani called the Planning Board Regular Public Meeting of June 08, 2017 to order at 7:33 pm. 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 Carl Suraci – Present
Robert Wagner, Jr. – Present
Committeeman Frank DelCore – Absent
Robert Peason – Absent
Stephanie Forrest – Absent
Neil Julian, Vice Chairman - Present

Sally Becorena – Present
Shawn Lipani, Chairman - Present
Kenneth Hesthag, Secretary – Present
Ron Skobo (Seat Alt. #1) – Present
Sam Weinstein (Seat Alt. #2) - Present

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

DISPOSITION OF MINUTES

■ June 01, 2017

A motion to approve was made by Mr. Hesthag, seconded by Chairman Lipani.

Roll Call: Ms. Becorena - yes; Mr. Skobo – yes; Mr. Hesthag – yes; Vice Chairman Julian – yes; Chairman Lipani - yes. Motion carries.

DISPOSITION OF RESOLUTIONS

■ Pierson Properties, LLC – File 15-PB-05-MSRV (2017 Wall)

A motion to approve was made by Chairman Lipani, seconded by Mr. Weinstein.

Roll Call: Ms. Becorena - yes; Mr. Weinstein - yes; Mr. Wagner - yes; Vice Chairman Julian – yes; Chairman Lipani - yes. Motion carries.

PLANNING BOARD BUSINESS

None

SPECIAL COMMITTEE REPORTS

None

BUSINESS FROM THE FLOOR

None

CONSIDERATION OF ORDINANCES

None

PUBLIC HEARING – SUBDIVISION/SITE PLAN APPLICATIONS

■ ***John ZAMKOTOWICZ – File 07-PB-26-MJ (2017 Extension Request)*** – Block 199, Lot 18 – Extension of Vroom Drive. Applicant seeking additional one-year extension for Preliminary and Final Major Subdivision Approval. Resolution of Approval dated 09-04-08' extension granted through 06-30-17, Resolution of Approval dated 09-08-16; to subdivide 6.724 acres into four residential lots; the Remainder Lot to contain approximately 2.80 acres and will contain the existing dwelling; Proposed Lot 18.02 to contain approximately 1.12 acres; Proposed Lot 18.03 to contain approximately 1.38 acres; and Proposed Lot 18.04 to contain approximately 1.29 acres, with improvements and conditions, on Property in the R, Residential Zoning District.

Richard Schatzman, Esq. of Schatzman Baker, representing the Applicant, concurred with the information stated in the introduction of the application. Mr. Schatzman said the property is still in the R, Residential Zoning District and there are no new zoning provisions.

Mr. Schatzman said the plans have received (compliance) sign-off; all outside approvals are still in force; the Declaration of Covenants and Restrictions, Deed of Dedication for Hamilton Road, and restrictive covenant about no further subdivision on Lot 18, have been sent to Somerset County for recordation. The Stormwater Detention Facility Maintenance Agreement and Conservation Easement have been sent to the Township Attorney. After each is executed by the Township Committee after an ordinance is drafted and adopted, they will be recorded.

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Mr. Schatzman said the only outstanding matter is the posting of the performance bond, inspection fees and contributions. He said time is needed to finish those matters up, so the request is for an extension through June 30, 2018. This is the second extension request for this application.

Chairman Lipani said the Applicant will have one more extension left.

Mr. Schatzman agreed.

No questions from the Board.

A motion to approve was made by Mr. Skobo, seconded by Mr. Wagner.

Roll Call: Ms. Becorena - yes; Mr. Wagner - yes; Mr. Skobo - yes; Mr. Weinstein – yes; Mr. Hesthag – yes; Mayor Suraci – yes; Vice Chairman Julian – yes; Chairman Lipani – yes. Motion carries.

CORRESPONDENCE

None

After discussion, the Board decided to leave the next two meetings open for possible scheduling.

Chairman Lipani noted the next meeting scheduled will be June 22nd.

ADJOURNMENT

A motion to adjourn was made by Mr. Wagner, seconded by Mayor Suraci. All were in favor; none opposed. Motion carries.

The meeting was adjourned at 7:42 p.m.

Submitted by:
Debora Padgett
Administrative Assistant / Planning Board Clerk