



## HILLSBOROUGH TOWNSHIP ENVIRONMENTAL COMMISSION

DEPARTMENT OF PLANNING AND ZONING  
HILLSBOROUGH TOWNSHIP MUNICIPAL COMPLEX  
THE PETER J. BIONDI BUILDING  
379 SOUTH BRANCH ROAD  
HILLSBOROUGH, NJ 08844  
[www.hillsborough-nj.org](http://www.hillsborough-nj.org)  
(908) 369-4313

### Meeting Agenda September 25, 2017 – 7:00 pm Front Multi-purpose Room

#### **CALL TO ORDER**

#### **PLEDGE OF ALLEGIANCE**

**NOTICE OF MEETING** - This meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975 (“Sunshine Law”).

#### **ROLL CALL**

_____ Louise Wilkens	_____ Stephanie Forrest
_____ Deborah LaMond, <i>Secretary</i>	_____ Sella Burchette
_____ Neil Julian	_____ Thomas Almendinger (Alt. #1)
_____ <b>Michael Folli, <i>Vice Chairman</i></b>	_____ Dr. Christopher Obropta (Alt. #2)
_____ <b>Deborah Boyea, <i>Chairman</i></b>	_____ <i>Committeeman Frank DelCore - Liaison</i>

#### **DISPOSITION OF MINUTES**

- July 24, 2017

#### **BUSINESS FROM THE FLOOR**

- Raritan Headwaters’ Community Well Testing Program  
– Presentation by Mara Tippett, Well Testing Program Manager

#### **SUBDIVISION/SITE PLAN APPLICATIONS**

- **NATURALLY NURTURING, LLC** – File BA-17-01 – Block 205.11, Lot 48.05 (*formerly Block 205, Lot 48.05*) - 1878 Millstone River Road. Applicant seeking ‘d’ Use Variance from the Board of Adjustment to live in a motorhome as a primary principal use on a property located in the MVH, Millstone Valley Historic District and RA , Residential Agricultural Zoning District. The property is currently being utilized for farming. (*HPC Review: 09-28-17 / BOA Agenda: 10-04-17*).
- **SPANIA CONTRACTORS, LLC** – File BA-17-12 – Block 66.01, Lot 2 (*formerly Block 66A*) – 95 Old Camplain Road. Applicant seeking ‘d’ Use Variance and Minor Site Plan Approval to operate a contractor facility and construct the related site work and maintain the existing residence on property located in the I-1, Light Industrial Zoning District. (*BOA Agenda: 10-04-17*).
- **Scott LUTZKY** – File 17-PB-10-MSV – Block 152, Lots 4 & 4.01 – 472 & 466 Farm Road. Applicant seeking consolidation of existing lots to seek P/F Major Subdivision Approval and ‘c’ bulk variances to subdivide 5.91 acres into five single-family dwelling lots, with improvements, on property in the R, Residential Zoning District. (PB Agenda – TBD).

#### **OLD BUSINESS**

#### **NEW BUSINESS**

- October meeting date

#### **CORRESPONDENCE RECEIVED**

- Replacement of Somerset County Bridges (Wertsville Road and Montgomery Road over Tributary)

#### **COMMITTEE REPORTS**

- Raymond DRAKE – 17-PB-03-SV
- 814 CRE, LLC / 814 Development (Veterinary Hospital) 17-PB-04-MSPV

#### **MAPS/DOCUMENTS RECEIVED**

- Raymond DRAKE – 17-PB-03-SV

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- Revised narrative (Received 08-30-17)
- Planning Review, dated 08-16-17
- Engineering Review, dated 09-05-17
  
- 814 CRE, LLC / 814 Development (Veterinary Hospital) 17-PB-04-MSPV
  - Notice of NJDEP application, dated 08-09-17
  - Planning Report, dated 08-10-17
  - SUSCD letter, dated 08-14-17
  - DRCC Report, dated 08-17-17
  - Engineering Report, dated 09-11-17
  
- Christian Community Chapel – BA-16-10 – NJDEP Permit
  
- Dr. Ramaswamy – 16-PB-04-SRV – DRCC Jurisdictional Determination, dated 07-31-17
  
- Danielle LEVATINO – 16-PB-13-MSV – LSRP Report dated 06-05-17

**BUSINESS FROM THE FLOOR**

**ADJOURNMENT**

**NEXT MEETING: Scheduled to October 30, 2017**