

HILLSBOROUGH TOWNSHIP PLANNING BOARD
PUBLIC MEETING MINUTES
December 14, 2017

Chairman Shawn Lipani called the Planning Board Public Meeting of December 14, 2017 to order at 7:34 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 - Present
Stephanie Forrest - Absent
Neil Julian, Vice Chairman - Present

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

Also present: David K. Maski, PP, AICP, Planning Director; Eric Bernstein, Esq., Board Attorney (Eric M. Bernstein & Associates); William H.R. White, III, PE, CME, Board Engineer (Maser Consulting P.A.); Christina Restuccia, 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

BUSINESS FROM THE FLOOR

None

CONSIDERATION OF ORDINANCES

None

PUBLIC HEARING - SUBDIVISION/SITE PLAN APPLICATIONS

- **Scott LUTZKY** - File 17-PB-10-MSV - (TOD: 01-17-18) - Block 152, Lots 4 & 4.01 - 472 & 466 Farm Road. Applicant seeking consolidation of existing lots to seek preliminary and final major subdivision approval and 'c' bulk variance for relief from minimum side yard setback (Existing dwelling on Proposed Lot 4.02 to remain); Hardship Waiver (Tree Mitigation); and submission waiver from submitting a Community Impact Statement; to subdivide 5.91 acres into five single-family dwelling lots, with improvements, on property in the R, Residential Zoning District. (EC Review: 09-25-17). **REVISED PLANS / REPORTS received 11-27-17. Application hearing continued from October 12, 2017 without further notice.**

Peter Lanfrit, Esq., appearing on behalf of the applicant, said the application had been heard by the Board on October 12, at which time there were members of the public present who expressed concerns regarding drainage. As a result of those concerns, the applicant was asked if the drainage can be looked at to better assist the neighbors and their existing problems and to make sure all of the drainage from this development drains away from those residences.

Mr. Lanfrit said Mr. Ford prepared plans to deal with those concerns and submitted a revised plan at the end of November. Mr. White provided his comments on the revised plan at the end of December. He said Mr. Ford can go over the report but in essence, the applicant will comply with all of the comments. Mr. Lanfrit said this application is a fully conforming application, with no variances required.

Mr. Bernstein said for the record, certification by previously absent Board members have been received from Mr. Wagner and Mr. Peason, which allow them to participate in this evenings hearing, and confirms a quorum.

Chairman Lipani asked Mr. White if he had any comments.

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Mr. White said he would like to have it on the record that this development will have a private street, with its own lot number, once the plat is filed. The road and the drainage system below it will be owned and maintained by the Homeowner's Association.

Mr. Lanfrit reaffirmed that and stated the applicant agreed to that at the last hearing.

Chairman Lipani asked Mr. Ford to note the changes in the revised landscaping plan submitted.

Michael K. Ford, PE, of Van Cleef Engineering, was sworn in, accepted by the Board, and gave the following testimony:

Mr. Ford said they were directed to make changes with the storm drainage after the last hearing. He said there was drainage that went to the rear of the lot away from Farm Road, including the discharge from the underground basin, which was directed to the lot to the north, Lot 3. The revised plans show a rerouting of the discharge so that it connects to Farm Road.

Mr. Ford said the main tree mitigation is focused at the perimeter of the property, primarily to the neighbors to the east. The landscaping plan shows the trees have been redistributed.

Vice Chairman Julian asked if a response was received from DRCC.

Mr. Ford said they do have a review memorandum from the DRCC which will need to be addressed as a condition of approval. The DRCC cannot issue an approval until after receipt of a Planning Board resolution of approval.

Vice Chairman Julian asked Mr. White what he thought of the revised plans.

Mr. White said this is a much better plan than what had previously been submitted. He said there were concerns with the point of discharge at a neighboring property, which has been addressed.

Mr. Maski said a waiver is still required for the tree mitigation plan, for removing trees outside of the critical area. A variance is required for removing more than 20% of trees from the site.

Mr. Ford agreed.

Mr. Maski said the replanting plan would be subject to the approval of the Board Engineer.

Mr. Ford agreed.

Mr. Maski said regarding the Affordable Housing Obligation, the Township Ordinance is one affordable unit for every eight housing units. The requirement for four new houses is one-half, so the obligation would one unit. The unit can be built on site, or the in-lieu fee of 1% of the assessed value can be paid.

Mr. Lanfrit said the applicant is proposing the contribution.

Open to the public.

No comments / questions.

Close public.

Chairman Lipani summarized that the Board has seen a correction in the plans to address the stormwater management, and in the landscape plan to address the tree mitigation; the stormwater runoff is now routed away from the properties; and in-lieu COAH payment will be made instead of an affordable house; and all other amendments / requirements, as per the professionals reports / comments have been agreed to.

Mr. Lanfrit agreed.

A motion to approve with all agreements and the testimony presented, was made by Mr. Skobo, seconded by Mr. Peason.

Roll Call: Mr. Peason - yes; Mr. Wagner - yes; Mr. Skobo - yes; Vice Chairman Julian - yes; Mayor Suraci - yes; Chairman Lipani - yes. Motion carries.

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CORRESPONDENCE

None

Chairman Lipani noted the next meetings will be held on January 11, 2018; the reorganization meeting at 7 p.m., and the regular meeting at 7:30 p.m.

Board members discussed attendance for the next meeting.

Chairman Lipani thanked the Board and its professionals for their dedication and quality of work over the year, and extended holiday wishes to all.

ADJOURNMENT

A motion to adjourn was made and seconded. All were in favor, none opposed; motion carries.

The meeting was adjourned at 7:49 p.m.

Submitted by:
Debora Padgett
Administrative Assistant / Planning Board Clerk

APPROVED