

**HILLSBOROUGH TOWNSHIP PLANNING BOARD**

**PUBLIC MEETING MINUTES**

**June 28, 2018**

Chairman, Shawn Lipani called the Planning Board Public Meeting of June 28, 2018 to order at 7:34 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**

Committeeman Carl Suraci - Absent

Robert Wagner, Jr. - Present

Committeeman Frank DelCore - Absent

Robert Peason - Present

*Seat #5 - Vacant*

**Neil Julian, Vice Chairman** - Absent

Sally Becorena - Absent

**Shawn Lipani, Chairman** - Present

**Kenneth Hesthag, Secretary** - Present

Ron Skobo (Alt. #1) - Present

Sam Weinstein (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.); Michael Lombardozi, CCR, Covering Court Reporter; and Caz Bielen, Board Videographer (Premier Media, LLC).

**DISPOSITION OF MINUTES**

None

**DISPOSITION OF RESOLUTIONS**

None

**PLANNING BOARD BUSINESS**

- Hillsborough Estates Homeowners Assoc., LLC - File 17-PB-09-MS - Extension of Time of Decision

Mr. Bernstein commented there are compliance matters that are still outstanding, which the applicant's engineer is said to be working on. He advised the Board he saw no issue in granting the extension.

A motion to approve the extension through July 31, 2018 was made by Mr. Wagner, seconded by Mr. Peason.

**Roll Call:** Mr. Peason - yes; Secretary Hesthag - yes; Mr. Wagner - yes; Mr. Skobo - yes; Chairman Lipani - yes. Motion carries.

- Sherman Tract - Area in Need of Rehabilitation Designation

Township Planning Director, David K. Maski, PP, AICP, said a proposed resolution from the Township Committee has been provided in your packets and accompanied by a Rehabilitation Investigation Report to designate the so called "Sherman Tract" as an area in need of rehabilitation. The Board's task is to provide any comments, prior to the Committee adopting the resolution.

Mr. Maski said the "Property" was recently purchased by the Township. The Display of Figure 1 shows the property, outlined in red. The property consists of two lots: Block 86, Lot 21, which is 62 acres; and Block 90, lot 6.01, which is 3 acres. For orientation, Camplain Road is to the North; South 20<sup>th</sup> Street is to the East, which is also the Manville / Hillsborough municipal border; and paper streets Adams, Jackson, Grant and Garfield, to the west.

Mr. Maski said the larger parcel does not have any frontage on Camplain Road. Residential dwellings run along Camplain Road, along with a scattering of residential dwellings that border Manville. Figure 2 shows that the tract is completely vacant. Wetlands, flood plains and a DRCC buffer associated with the Royce Brook take up a full one-third of the southern portion of the tract, which is in a conservation zone.

Mr. Maski explained the process, saying the area in need of rehabilitation designation is being done under the Local Redevelopment and Housing Law (LRHL). It is important to point out that a rehabilitation designation permits the township powers granted by the LRHL, but should not be confused with an area for redevelopment designation. Redevelopment has more stringent criteria and can trigger "eminent domain powers" but that is not the case here.

Mr. Maski said the rehabilitation designation would be followed up by the preparation of a redevelopment plan, which would govern the future development of the property. That plan would need to be adopted by the Township Committee as an ordinance, subject to review by the Planning Board. As for the findings of

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the investigation report, the area has to meet one of six criteria found in that statute. The investigation report in this case found the Sherman Tract satisfies Criterion #3, which is that there is a pattern of vacancy, abandonment or under-utilization associated with the property, as detailed in the investigation report. There is a long history of proposals by applicants and approvals by the township for both residential and industrial development in the study area, going back over ninety years. The research showed the first proposal was for a 1,200 lot subdivision in 1926 called "Park Plaza", with 30 individual blocks with over 1,200 lots. It went through various iterations over time, and some of the lots along Camplain Road were sold off. A different approval was for a 14-lot industrial park subdivision. Most recently, a 232 age-restricted development was approved by the Board of Adjustment for this tract. This property is in the sewer service area. Even though all of these approvals have taken place, and the areas surrounding the property have experienced robust development, both of these parcels remain vacant.

Chairman Lipani said the property is currently zoned Light Industrial. He suggested there may be a need to look at this property during the Master Plan Re-examination Report, to see if this property is properly zoned.

Mr. Maski said the redevelopment plan will lay out a new development program for the site, which would be residential. This property was purchased with affordable housing trust funds, so the development would be used for affordable housing.

Chairman Lipani asked where the entrance would be.

Mr. Maski said there is no access directly on Camplain Road but there are a few streets off of Camplain as well as paper streets. Access would likely be from an existing street off of Camplain, possibly 20<sup>th</sup>. The redevelopment plan will lay out all of the requirements.

Mr. Maski said the task for the Board is to voice any objections to the designation or make comments you would like to have passed on to the Township Committee for consideration at the July meeting.

Secretary Hesthag said it is a good idea to prepare for future plans.

A motion to refer back to the Township Committee for possible action was made by Mr. Skobo, seconded by Secretary Hesthag.

**Roll Call:** Mr. Peason - yes; Secretary Hesthag - yes; Mr. Wagner - yes; Mr. Skobo - yes; Chairman Lipani - yes. Motion carries.

**SPECIAL COMMITTEE REPORTS**

None

**BUSINESS FROM THE FLOOR**

None

**CONSIDERATION OF ORDINANCES**

None

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

- ***NJ American Water Co.*** - File 18-PB-05-SP - Block 200.06, Lot 25 (f/k/a Block 200.06, Lot 2.02 / formerly Block 200.06, Lots 2-15) - 120 Raider Boulevard. Applicant seeking minor site plan approval to install a metal canopy / open-air enclosure over four existing concrete masonry unit (CMU) storage bins, on Property in the GA Zoning District, located within the Architectural and Site Design Overlay Zone. (EC Review: 06-25-18)

**Exhibit A-1** - Photos of existing facility / architectural rendering with cover

**Exhibit A-2** - Minor Site Plan, dated 04/04/18

**Exhibit A-3** - Aerial Photo

**Exhibit A-4** - Photo from front parking lot area

**Frank Tedesco, Esq. of Dilworth Paxson LLP**, representing the applicant, said this property is owned by the applicant, originally purchased by Elizabethtown Water Co. The property is approximately 15 acres. It is currently a multi-use project, used for office space; warehousing of material; equipment storage; and vehicle storage.

Mr. Tedesco said in connection with the rehabilitation of the water systems, New Jersey American Water (NJAW) needs storage bins. Showing Exhibit A-1, he said there are four cinder block storage bins on-site.

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The proposal is for installation of three sides and a roof over the existing storage bins, in order to keep the materials fresh and available to use.

**John Hoffman, Field Operations Manager**, Belle Mead, was sworn in and gave the following testimony in response to questions asked by Mr. Tedesco:

Mr. Hoffman said these bins are used for storage of the clean and dirty road stone which is used during main breaks and valve replacements. It is difficult to work with when it is wet and frozen. The purpose of the cover is to circumvent some of the moisture. The storage area will not be expanded, only covering the existing. The cover will not have any effect on the traffic in and out.

Chairman Lipani questioned enclosing only three sides.

Mr. Hoffman said cover of the three sides with a roof is what most facilities have, and does the best job it can. Right now the storage is wide open to the weather. The biggest culprits are the snow and ice; trenches are sinking when frozen materials are used.

Open to the public.

No questions.

**Robert Kiser, PE, of Stires Associates, PA**, was sworn in, reviewed his credentials, was accepted by the Board, and gave the following testimony, in response to questions asked by Mr. Tedesco:

Mr. Kiser oriented the Board with the site, by way of Exhibit A-2. He said the site will not change other than installing the three-sided enclosure to prevent weather from getting onto the materials. There is 217 feet from the norther property line to the structure; 130 feet on the western side; 445 feet on the eastern side; and 745 feet from the property line out to Raider Blvd. The area has a significant buffer to the north, east and west, as shown on Exhibit A-3. There is no need for additional lighting.

Mr. Tedesco stated the application had been presented to the Environmental Commission. He asked Mr. Kiser to share the Commission's comments.

Mr. Kiser said the primary issue the Commission commented on was for the downspouts that will be on either end of the structure. He said the high point is in the middle, with water flowing to the east and to the west. The Environmental Commission said they would like to see the downspouts discharge onto the grass area. There is an approximately five-foot area between the structure and the paved area behind. NJAW has indicated they would be willing to accommodate the request of the Commission. The water to the east will run into the grass area and ultimately get into the catch basin system, which then conveys the water to the stormwater detention facility, located to the east. The runoff on the western side will run off into the grass, and flow around to the stream located to the north. The suggestion by the Environmental Commission was to provide whatever water quality treatment that could be provided, by getting the water into the grass area, prior to it being conveyed to its ultimate destination.

Mr. Kiser briefly went over the outside agency reviews. Approval from the SCPB was received in May; SUSCD provided a non-applicability notice; and a jurisdiction application was sent to the DRCC earlier in the week. NJAW is willing to work with the Fire Marshal regarding any of his comments.

No questions from the public.

**Daniel Jost, AIA of DJ Architecture, LLC**, was sworn in, reviewed his credentials, was accepted by the Board, and gave the following testimony, in response to questions asked by Mr. Tedesco:

Mr. Jost referenced Exhibit A-1.

Mr. Bernstein asked when the photo had been taken.

Mr. Jost said he believes the photo was taken during Fall, 2017. Mr. Jost said the metal structure will provide uniformity within the campus in that it will be the same color as the adjacent buildings, and the copings and color of the siding will all match. Exhibit A-4 was shown. Mr. Jost said he did not take the photo.

Mr. Kiser said he believed the photo was taken within the last two years. He said it was taken off Google Earth.

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Mr. Jost said the color of the proposed structure should blend nicely with the site. He pointed out the truck bins and storage bins in the photo. The bins are not clearly visible from Raider Boulevard. The panels will either be pre-fabricated with the color baked in, or they will be painted.

Chairman Lipani asked if there was any consideration given to having an additional tarp on the exposed side, to further protect the materials from the weather. He said in his opinion as someone who has a yard; the proposed three-sided enclosure will not keep the materials as dry as the applicant intends it to be.

Mr. Jost said he agreed the structure will still be susceptible to wind-driven rain and snow. Roll down vinyl curtains would offer further protection, but the cover proposed addresses the biggest concern which is snow lying on top of the stone. A trench cannot be tampered properly when filled with large clumps of stone.

No questions from the public.

Mr. Tedesco said the applicant is amenable to taking another look, but at this time they do not want to put garage doors on the storage bins.

Chairman Lipani said if they do decide to in the future, the applicant would need to come back before the Board.

Mr. Tedesco said they understand.

Chairman Lipani called for a motion to approve, as per the requirements of the Board's professionals, and the testimony provided.

Mr. Bernstein added the possibility of a condition that the applicant will consider placing additional curtain-type material to what is ostensibly the front of the structure, to further reduce precipitation on the materials.

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

**Roll Call:** Mr. Peason - yes; Secretary Hesthag - yes; Mr. Wagner - yes; Mr. Skobo - yes; Chairman Lipani - yes. Motion carries.

**CORRESPONDENCE**

None

Mr. Maski informed the Board there is no business scheduled to the July 5 meeting.

A motion to cancel the meeting of July 5 was made by Mr. Wagner, seconded by Mr. Skobo. All were in favor; motion carries.

Chairman Lipani noted the next meeting will be held July 12.

**ADJOURNMENT**

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

The meeting was adjourned at 8:12 p.m.

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