

HILLSBOROUGH TOWNSHIP PLANNING BOARD

PUBLIC MEETING MINUTES

July 12, 2018

Chairman, Shawn Lipani called the Planning Board Public Meeting of July 12, 2018 to order at 7:32 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 - Present

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

Also present: Patrick Gorman, Zoning Officer / Assistant Planner; Frank Puccio, Esq., Attending Board Attorney (Eric M. Bernstein & Associates); Michael Lombardozi, CCR, Covering Court Reporter; and Caz Bielen, Board Videographer (Premier Media, LLC).

DISPOSITION OF MINUTES

- June 14, 2018

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

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

DISPOSITION OF RESOLUTIONS

- **Area in Need of Rehabilitation** - Block 86, Lot 21 and Block 90, Lot 6.01

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

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

- **WSH Enterprises, Inc. - 08-PB-15-MJF** (2018 Extension Request)

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

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

- **Terrace Industrial Park - 08-PB-08-MJF** (2018 Extension Request)

A motion to approve was made by Mr. Skobo, seconded by Vice Chairman Julian.

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

- **SB Capital Associates, LLC - 18-PB-04-MSP**

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

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

PLANNING BOARD BUSINESS

- Hillsborough Estates Homeowners Assoc., LLC, 17-PB-09-MS - Extension for Time of Decision (*post approval compliance matters*)

Zoning Officer / Assistant Planner, Patrick Gorman informed the Board that the Applicant's Engineer has been working with Mr. White's office in resolving the compliance matters that need to be satisfied prior to the resolution being adopted.

A motion to approve the extension through September 30, 2018 was made by Mr. Wagner, seconded by Mr. Skobo.

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

- John Zamkotowicz - 07-PB-26-MJ (2018 Extension Request) - Extension for Time of Decision

PLANNING BOARD MEETING MINUTES
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A motion to approve the extension through October 31, 2018 was made by Mr. Skobo, seconded by Secretary Hesthag.

Roll Call: Mr. Peason - yes; Secretary Hesthag - yes; Mr. Wagner - yes; Mr. Skobo - yes; Vice Chairman Julian - 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

- ***John ZAMKOTOWICZ - File 07-PB-26-MJ (2018 Extension Request)*** - Block 199, Lot 18 - Extension of Vroom Drive. Applicant seeking one-year extension through June 30, 2019, for preliminary and final major subdivision approval, on Property in the R, Residential Zoning District. ***Rescheduled to the September 06, 2018 agenda (notice not required).***

Chairman Lipani said the application has been rescheduled to the September 06, 2018 agenda.

- ***Montgomery Development, LLC - File 05-PB-19-SR (2018 Extension Request)*** - Block 142.03 (formerly Block 142.B), Lots 1 & 2 - Route 206 & Valley Road. Applicant seeking one-year extension through June 30, 2019, for amended preliminary and final major site plan granted: Resolution dated 02-03-05; Amended approval, Resolution dated 12-08-05; one-year extension, Resolution dated 12-13-07 (*granted during period of the Permit Extension Act*); one-year extension, Resolution dated 07-07-16; and one-year extension, Resolution dated 07-13-17, to construct a 10,000 sf. child-care facility, with parking and stormwater improvements, in the I-1, Light Industrial Zoning District (*Highway approaches follow I-2 Zoning Requirements*).

Francis P. Linnus, Esq., representing the Applicant, stated this will be the last extension for the application. He said the Planning Board has signed the final plans and major site work has been conducted, including site grading; storm sewer; detention basins; sanitary sewer; curb and parking lot; keystone retaining wall; DGA Base for the parking lot; and soil erosion and sediment control measures, as required. Mr. Linnus said due to financial, as well as marketing considerations, the extension is requested to June 30, 2019.

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

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

CORRESPONDENCE

None

Mr. Gorman noted there is no business scheduled to the July 26 agenda.

A motion to cancel the July 26 meeting was made by Mr. Wagner, seconded by Mr. Skobo. All were in favor; motion carries.

Chairman Lipani said there are no meetings in August so the next meeting scheduled will be September 6.

ADJOURNMENT

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

The meeting was adjourned at 7:41 p.m.

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