



# Township of Hillsborough Environmental Commission

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

**Meeting Agenda**  
**November 26, 2018 - 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	_____ Seat #6 - <i>Vacant</i>
_____ Joanne Bertolini	_____ <b>Sella Burchette, Secretary</b>
_____ Neil Julian	_____ Thomas Almendinger (Alt. #1)
_____ <b>Michael Folli, Vice Chairman</b>	_____ Dr. Christopher Obropta (Alt. #2)
_____ <b>Deborah Boyea, Chairman</b>	_____ <i>Committeeman Frank DelCore, TC Liaison</i>

**DISPOSITION OF MINUTES**

- September 24, 2018

**BUSINESS FROM THE FLOOR**

**SUBDIVISION/SITE PLAN APPLICATIONS**

- **Hillsborough 206 Holdings, LLC** – File 18-PB-07-MSP – Block 202, Lot 4 – Route 206. Applicant seeking Preliminary and Final Major Site Plan approval to construct a mixed-use development, comprised of 14 residential apartment / townhouse buildings, consisting of 175 dwelling units, 42 of which will be affordable housing units, with community clubhouse building and pool area and dog-run area; and a non-residential component consisting of three buildings for 12,500 sf. of retail space, and associated site stormwater management, trash enclosure areas, roadways, walkway and parking, on property in the MUID-1, Mixed-Use Inclusionary District – 1 Zoning District (PB Agenda: 12-13-18).
- **MAAC Development Group, Inc. (Shelburne Place)** – File 18-PB-12-MS – Block 204.04, Lot 25 (formerly Block 204, Lot 51) – 519 Hillsborough Road. Applicant seeking Preliminary and Final Major Subdivision approval to subdivide a 14.157 acre lot into nine lots, consisting of a 3.2 acre remainder lot for existing dwelling; and eight one acre + lots (seven new building lots / one stormwater management lot) and associated roadway, on property in the R, Residential Zoning District (PB Agenda: 12-06-18).

**OLD BUSINESS**

**NEW BUSINESS**

**CORRESPONDENCE RECEIVED**

- Hillsborough Crossings, LLC (Mazey) – BA-18-13 - Response to EC Review
- PSE&G – Notice of NJDEP application (multiple properties)
- 95 Hamilton Road (various properties) – DRCC Memorandum, dated 10-31-18
- State of Our Watershed Conference Invitation (previously emailed)

**COMMITTEE REPORTS**

- Faustino Vasquez – BA-18-02
- Hillsborough Crossings, LLC (Mazey) – BA-18-13
- SAI Middlesex Farms, LP – 18-PB-06-MSP

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**MAPS/DOCUMENTS RECEIVED**

- Faustino Vasquez – BA-18-02 – Planning Memorandum, dated 11-05-18
- Faustino Vasquez – BA-18-02 – Maser Memorandum, dated 11-06-18
- Apex Sports and Events – 18-PB-01-MSP – DRCC Memorandum, dated 09-27-18
- LD Construction, LLC (INFORMAL) 18-PB-09-INF - Notice of NJDEP application
- Hillsborough Crossings, LLC (Mazey) – BA-18-13 – Planning memorandum, dated 11-13-18
- Hillsborough Crossings, LLC (Mazey) – BA-18-13 – Engineering memorandum, dated 11-13-18

**BUSINESS FROM THE FLOOR**

**ADJOURNMENT**

**NEXT MEETING:  
December 17, 2018 (SIDE Multi-purpose Room)**