



# 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 January 28, 2019 Immediately following 7:00 p.m. Reorganization Meeting Multi-purpose Room

### CALL TO ORDER SALUTE TO THE FLAG

**ANNOUNCEMENT OF MEETING NOTICE** - 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	_____ Thomas Almendinger
_____ Joanne Bertolini	_____ Sella Burchette
_____ Neil Julian	_____ Stephen Mastripolito (Alt. #1)
_____ Michael Folli	_____ Dr. Christopher Obropta (Alt. #2)
_____ Deborah Boyea	_____ Deputy Mayor Doug Tomson, TC Liaison

### CONSIDERATION OF MEETING MINUTES

- October 22, 2018
- November 26, 2019

### BUSINESS FROM THE FLOOR

### REVIEW OF APPLICATIONS

- ***Belle Mead Hot Glass, Inc.*** – File BA-18-18 – Block 180.01, Lot 3 (formerly Block 179) – 884 Route 206. Applicant seeking Preliminary and Final Major Site Plan Approval, 'd' Use Variance, 'c' Bulk Variance, to construct a glass manufacturing building to replace a building recently destroyed by fire, on property located in the C-1, Shopping Center Zoning District. (BOA: 02-20-19 Agenda)
- ***Dr. Albert Internoscia (Towne Centre Family Dental)*** - File 18-PB-15-MSPV – Block 199, Lot 57 - 419 Route 206. Applicant seeking preliminary and final major site plan approval; 'c' bulk variances, and waivers, to construct additions to the existing building, in two phases: Phase I - 243 sf.; Phase II - 1,163 sf, one additional handicapped on property in the TC, Town Center Zoning District, and ASD, Architectural and Site Design Overlay Zone. (PB Agenda: TBD)

### CONSIDERATION OF OLD BUSINESS

### CONSIDERATION OF NEW BUSINESS

### CORRESPONDENCE RECEIVED

- Notice of NJDEP application – PSE&G (Riparian Zones)
- ANJEC Report – Winter 2019
- *Sourland Mountain Cultural Landscape Project: A Cultural Landscape History of the Cedar Ridge Preserve*

### COMMITTEE REPORTS

- Hillsborough 206 Holdings, LLC – File 18-PB-07-MSP
- MAAC Development Group, Inc. – File 18-PB-12-MS

### CONSIDERATION OF MAPS / DOCUMENTS

- Faustino Vasquez – File BA-18-02 (POST EC Review 10-22-18)
  - Additional plans (reduced)
  - Acoustical Evaluation, dated January 4, 2019

*Continued to next page*

- Hillsborough Crossings, LLC (Mazey) – File BA-18-13 (POST EC Review 10-22-18)
  - Revised Plans – Geometry Plan (reduced)
  - Revised Plans – Architectural Plans (full set to Chairman only)
- MAAC Development Group, Inc. – File 18-PB-12-MS
  - Engineering Memorandum, dated 11-27-18
  - SCPB letter, dated 11-29-18
  - DRCC Jurisdictional Determination, dated 12-04-18
  - LOI for Block 204.04, Lot 25
- Hillsborough 206 Holdings, LLC – File 18-PB-07-MSP
  - Phase II letter/report, dated 11-09-18 (previously emailed 11-29-18)
  - 4D Rule no Effect Letter / Copy of NJ Bat Municipalities List / USFW Service NJ Field Office Project Screening Chart (previously emailed)
  - Planning Memorandum, dated 12-04-18
- SAI Middlesex Farms, LP – File 18-PB-06-MSP – PB Resolution
- Terrace Industrial Park – File 08-PB-08-MJF – DRCC Staff Report, dated 12-05-18
- Apex Land Associates, LLC – File 18-PB-01-MSP – DRCC Certificate of Approval, dated 12-06-18
- Dr. Joseph Martins – File 17-PB-15-SV – DRCC Certificate of Approval, dated 12-14-18
- Scott Lutzky – File 17-PB-10-MSV – DRCC Staff Report, dated 01-07-19
- US 206-Hillsborough Self Storage, LLC – File 05-PB-24-SRV – DRCC Staff Report, dated 01-14-19

**BUSINESS FROM THE FLOOR**

**ADJOURNMENT**

**NEXT MEETING:**  
*February 25, 2019*