



Township of Hillsborough Environmental Commission

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

Meeting Agenda
Monday, February 25, 2019 – 7:00 p.m.
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, <i>Secretary</i>
_____ Neil Julian	_____ Stephen Mastripolito (Alt. #1)
_____ Michael Folli, <i>Vice Chairman</i>	_____ Dr. Christopher Obropta (Alt. #2)
_____ Deborah Boyea, <i>Chairman</i>	_____ <i>Deputy Mayor Doug Tomson, TC Liaison</i>

CONSIDERATION OF MEETING MINUTES

- January 28, 2019 – Reorganization Meeting
- January 28, 2019 – Regular Meeting

BUSINESS FROM THE FLOOR

REVIEW OF APPLICATIONS

- ***Pierson Properties, LLC*** – File 18-PB-13-SP – Block 151.09, Lot 220 – 340 Valley Road. Applicant seeking amended minor site plan to demolish an existing (office) structure, and expansion of the on-site materials stockpile storage area, on property located in the GI, General Industrial District (PB Agenda: 03-07-19).
- ***LD Construction, LLC (Hillsborough Village Center)*** - File 18-PB-17-MSPV – **Block: 178**, Lots: **Lot 4** – 636 Route 206; **Lot 5** – 638 Route 206; **Lot 6** - 646 Route 206; **Lot 7** – 648 Route 206; **Lot 8** – 652 Route 206; **Lot 9** – 656 Route 206; **Lot 10** – 658 Route 206; **Lot 11** – 662 Route 206; **Lot 12.01** – 450 Amwell Road. Applicant to consolidate Lots 4-11; and seeking preliminary and final major site plan approval; 'c' bulk variances; and waivers, to construct a mixed-use development, creating 191 total apartment units and 28,000 sf. of retail space, with associated recreational facility, parking, and stormwater; Lot 12.01 to provide additional parking, pedestrian and vehicular circulation, on property in the Mixed-Use Inclusionary Overlay District within the Town Center Zone, and ASD, Architectural and Site Design Overlay District (PB Agenda: TBS)
- ***General Tool Specialties Inc. (PFS)*** – File 19-PB-02-MSPV - Block 183, Lots 35 & 35.01 – 284 Sunnymead Road / Sunnymead Road. Applicant seeking preliminary and final major site plan approval; 'c' bulk variances; and waivers, to construct a 55,838 sf. warehouse/office building on Lot 35.01, with associated parking and stormwater, and shared access through Lot 35, on property located in the I-1, Light Industrial Zoning District (PB Agenda: TBS).

CONSIDERATION OF OLD BUSINESS

CONSIDERATION OF NEW BUSINESS

CORRESPONDENCE RECEIVED

- Block 182, Lot 1 – Notice of NJDEP application permit
- Block 165, Lots 2 & 3 – Notice of NJDEP application permit (*BA-19-02 to be scheduled for EC review*)
- Block 141.05, Lot 2 – SCPB letter dated 02-01-19
- Block 141.05, Lot 2 – DRCC Jurisdictional Determination dated 02-05-19

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COMMITTEE REPORTS

CONSIDERATION OF MAPS / DOCUMENTS

- 3087 Route 22, LLC (Permadur /Sissco) – File BA-18-05 – NJDEP Permit
- US 206 Hillsborough Self Storage – 05-PB-24-SRV – SUSCD letter dated 02-07-19
- US 206 Hillsborough Self Storage – 05-PB-24-SRV – DRCC Staff Report, dated 02-01-19
- Dr. Albert Internoscia (Town Centre Family Dental) – 18-PB-15-MSPV – SCPB letter dated 01-15-19
- Dr. Albert Internoscia (Town Centre Family Dental) – 18-PB-15-MSPV – DRCC Memo dated 01-16-19
- Marian & Jadwiga Gawlowski, BA-18-19 Block 191, lot 17 – DRCC Memo dated 12-04-18 (*not reviewed by EC*)

BUSINESS FROM THE FLOOR

ADJOURNMENT

NEXT MEETING:
March 25, 2019

DRAFT