



Township of Hillsborough

PLANNING & ZONING DEPARTMENT

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

TOWNSHIP OF HILLSBOROUGH ENVIRONMENTAL COMMISSION

Meeting Minutes

MONDAY, FEBRUARY 26, 2024 – 7:00 PM
MUNICIPAL COURTROOM

CALL TO ORDER

The February 26, 2024 Hillsborough Township Environmental Commission meeting was called to order at 7:00 pm by Chairman Michael Folli. The meeting was held in the municipal court room at the Municipal Complex.

SALUTE TO THE FLAG

The Pledge of Allegiance was led by Chairman Folli.

ANNOUNCEMENT OF MEETING NOTICE

Chairman Folli announced:

This meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975 ("Sunshine Law"). Notice of the 2024 Annual Meeting Schedule has been provided to the officially designated newspapers, the Township Clerk, posted to the Township's Website, and available at the Hillsborough Township Municipal Complex.

Application documents have been made available at <https://hillsboroughnj.portal.civicclerk.com/> and at the Planning and Zoning Department for inspection, in accordance with the public meeting notice.

ROLL CALL

_____ Christopher Obropta, PhD	___X___ James Vander Vliet
_____ Eric Rosenthal	___X___ Stephen Mastripolito, <i>Vice Chairman</i>
_____ Vacant -Seat #3	___X___ Kris Lockburner (Alt. #1)
___X___ Michael Folli, <i>Chairman</i>	___X___ Matthew Martinez (Alt. #2)
___X___ Deborah Boyea	___X___ Committeewoman Samantha Hand, <i>TC Liaison</i>
	_____ Committeeman Shawn Lipani, <i>TC Liaison</i>

___X___ Township Professionals: Jocelyne Bello, Assistant Planner/GIS Specialist

CONSIDERATION OF MEETING MINUTES

None

BUSINESS FROM THE FLOOR (For matters not on the agenda)

None

REVIEW OF APPLICATIONS

- **Petrock's Liquors, Inc.** – File 23-PB-19-MSPV – Block 163.22, Lot 34.01 (*formerly Block 163, Lot 34.A*) – 419 Amwell Road. Applicant seeking Preliminary and Final Major Site Plan Approval; 'c' bulk variances; and waivers to construct a 480 SF. addition to the existing building for storage, with associated improvements. The Planning Board previously granted a submission waiver on December 14, 2023, waiving the requirement for submission of a concept plan prior to a formal application, for the Property located in the TC, Town Center District, and within the ASD, Architectural and Site Design Overlay District. (*PB Agenda: 03-14-24*)

Participating for the Applicant: Michael O'Grodnick, Esq. of Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A.; Michael K. Ford, PE of Van Cleef Engineering Assoc.; Nicholas Petrock, Applicant.

See attached EC memo dated March 13, 2024 for details including EC comments/recommendations and public comments, as applicable.

- Sherman Tract - Phase II (M&M at Camplain Road LLC) - File 23-PB-18-MSP - Block 86, Lot 21.02 (*formerly Block 86, Lot 21*) - Camplain Road ("Estelle Street" per HT Tax Records). Applicant seeking Preliminary and Final Major Site Plan Approval, and waivers, to construct a residential development consisting of 88 affordable townhome units, with stormwater, roadways, landscaping, lighting, and associated improvements, for a Property Governed by the Sherman Redevelopment Plan, Adopted March 13, 2019. (*PB Agenda: 03-07-24*)

Participating for the Applicant: Douglas Wolfson, Esq. of The Weingarten Law Firm, LLC; Ronald Aulenbach, PE, Director of Engineering, Planning & Development for Edgewood Properties, Developer Representative; and William Parkhill of MidAtlantic Engineering.

See attached EC memo dated May 2, 2024 for details including EC comments/recommendations and public comments, as applicable.

CONSIDERATION OF OLD BUSINESS

None

CONSIDERATION OF NEW BUSINESS

- Draft 2023 Environmental Commission Annual Report - Revised (meeting attendance)
Motion to Pass by Mr. Mastripolito, Seconded by Mr. Vander Vliet, Roll Call – All "I"s.

CORRESPONDENCE RECEIVED

None

COMMITTEE REPORTS

None

CONSIDERATION OF MAPS / DOCUMENTS

None

BUSINESS FROM THE FLOOR

EC to send NRI to Jim, Kris and Matt for review as they are new to the EC and haven't previously received this report.

ADJOURNMENT

Motion by Ms. Boyea

Seconded by Ms. Lockburner

Meeting adjourned at 8:27pm

NEXT MEETING:
March 25, 2024



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To: Carl Suraci, Chairman, Hillsborough Township Planning Board

Date: March 13, 2024

Subject: Petrock's Liquors, Inc. – File 23-PB-19-MSPV – Block 163.22, Lot 34.01 (formerly Block 163, Lot 34A) – 419 Amwell Road

Applicant seeking Preliminary and Final Major Site Plan Approval; 'c' bulk variances; and waivers to construct a 480 SF. addition to the existing building for storage, with associated improvements. The Planning Board previously granted a submission waiver on December 14, 2023, waiving the requirement for submission of a concept plan prior to a formal application, for the Property located in the TC, Town Center District, and within the ASD, Architectural and Site Design Overlay District. (*PB Agenda: 03-14-24*). Mr. Michael O'Grodnick, Esq. of Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A. and Mr. Michael Ford, P.E. of Van Cleef Engineering Associates were in attendance and represented the applicant.

The following items were presented by the applicant's representatives:

- This is for a major site plan application as the existing impervious surface is greater than 50% (75.2%).
- Associated proposed drainage improvements will use existing downspouts for the new addition, as well as include a new 10" PVC underground drainage pipe to discharge to a proposed catch basin.
- Lot size is 1.6 acres.
- There will be no increase in impervious surfaces.
- 480 SF total disturbance.
- No parking spaces will be lost.
- Improvements will include a proposed underground electric service line.
- Existing garbage enclosure area in northern corner of the site will be increased from 10'x20' to 20'x20'. Proposed extension is over existing impervious surface.
- No Soil Erosion and Sediment Control Certification is required as total disturbance is less than 5,000 SF. Applicant did submit an application letter to the SCD. Applicant will submit the SCD response letter to Hillsborough Township upon receipt.
- No NJ Pollutant Discharge Elimination System (NJPDES) approval is required.
- Delaware & Raritan Canal Commission Jurisdictional Determination determined that this proposed project is exempt from their regulations.

The Commission has no objections to this application. The Commission reserves the right to provide additional comments should more information become available.

Sincerely,

Michael Folli

Michael Folli
Chairman, Hillsborough Township Environmental Commission

Cc: Hillsborough Environmental Commission
Hillsborough Planning Office



Township of Hillsborough Environmental Commission

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To: Carl Suraci, Chairman, Hillsborough Township Planning Board

Date: May 2, 2024

Subject: Sherman Tract - Phase II (M&M at Camplain Road LLC) - File 23-PB-18-MSP - Block 86, Lot 21.02 (formerly Block 86, Lot 21) - Camplain Road ("Estelle Street" per HT Tax Records).

Applicant seeking Preliminary and Final Major Site Plan Approval, and waivers, to construct a residential development consisting of 88 affordable townhome units, with stormwater, roadways, landscaping, lighting, and associated improvements, for a Property Governed by the Sherman Redevelopment Plan, Adopted March 13, 2019. Douglas Wolfson, Esq. of The Weingarten Law Firm, LLC and Ronald Aulenbach, PE, Director of Engineering, Planning & Development for Edgewood Properties, and William Parkhill of Mid-Atlantic Engineering Partners represented the applicant.

Applicant came before the Environmental Commission on February 26, 2024.

The following items were presented by the applicant's representatives at this meeting:

- Proposed development consists of 88 affordable residential units.
- The applicant noted that the development of the property was steered and directed by the Hillsborough Committee.
- The applicant noted that this project has been approved and directed by the Township Committee.
- Access to the site is from the North. Emergency access is to the east. This has been reviewed and accepted by the Hillsborough Fire Department.
- NJDEP Flood Hazard Area Individual Permit and NJDEP Freshwater Wetland General Permits have been obtained.
- Soil Erosion and Sediment Control Certification is pending – approval will be provided to the Township when obtained.
- DRCC approval pending – approval will be provided to the Township when obtained.
- Stormwater management will be achieved with three proposed small-scale bioretention basins. Development meets all of the new NJDEP Stormwater Requirements - in compliance with water quality and water quantity. Site has Class D soils, so no recharge requirements.
- Applicant anticipates a balanced site; no import or export of soil.
- Development does not meet the Township requirement for tree planting. The applicant proposed to remove 1,595 trees. The required mitigation is to replace with 4,060 trees. The applicant proposes to mitigate by replacing 283 trees. Applicant is to provide information on how the difference would be accounted for (i.e., additional plantings, Township Tree Fund, etc.). The EC recommends looking for ways to increase the number of trees to be planted on-site. Applicant acknowledged that it would do that and negotiate tree plantings with the Planning Board, but noted that as an affordable housing development, it is critical to avoid extraneous costs.

Applicant also noted that there is a desire to maintain some passive recreation open space, that further reduces the areas available for tree plantings.

- EC questioned the traffic study and impact to nearby Sunnymeade School. The Applicant responded that none are expected and noted that the Township picked the development and location.
- EC noted that there is proposed parking and paving within the Hillsborough Township Stream Corridor. EC noted that the applicant must provide a waiver request as the applicant cannot meet the stream corridor requirements. EC noted that any compensation areas, if approved, are required to be deed restricted and the applicant should provide such information. Applicant noted that there would be a deed notice, and again noted that the Township guided the development and specifics, particularly as it relates to the layout in the stream corridor.
- Applicant noted that a Phase I ESA was performed and that no Recognized Environmental Conditions (RECs) were found. EC requested a copy of the most recent Phase I ESA. Applicant noted that it would be provided.
- A NJDEP Wetland Letter of Interpretation (LOI) has been obtained for the entire site (Phase 1 and 2) in 2020 and is still valid.
- Applicant to provide to the Township the NJDEP NHP update regarding threatened and endangered species.

Public comments:

- Susan Gulliford (resident – Hunt Club Road, Hillsborough)
 - o Asked about the parking and pavement impacts to the Hillsborough Township Stream Corridor and that the applicant needs to request a waiver.
 - o Also had a question regarding the amount of tree mitigation that was being provided and how any difference from what is required would be accounted for.

The Environmental Commission provides the following comments and recommendations:

1. Applicant is to provide the township with any additional submissions, approvals/permits, responses or information that becomes available from regulatory agencies (i.e., DRCC, NJDEP, SESC, etc.).
2. The Environmental Commission requested that the applicant make every effort to replant more trees on-site. The Environmental Commission recommended exploring tree plantings on the open spaces on the Applicant's property. Applicant is to provide information on how the difference between required mitigation tree plantings and actual proposed tree plantings on-site would be accounted for (i.e., additional plantings, Township Tree Fund, etc.). The EC recommends looking for ways to increase the number of trees to be planted on-site. The tree ordinance requirements calcs (i.e., # trees removed, # mitigation trees required, # trees proposed to be planted) must be shown on the project plans.
3. The 150' Hillsborough Township Stream Corridor: any impacts thereto must be in compliance with the Hillsborough Township Stream Corridor Ordinance. EC noted that there is parking and paving within the 150' Hillsborough Township Stream Corridor and that the applicant must provide a waiver request as the applicant doesn't seem to meet the stream corridor requirements.
4. Applicant to provide to the township the Phase I ESA.
5. Applicant to provide to the township the updated NJDEP NHP letter.

The Environmental Commission reserves the right to provide additional comments should more information become available.

Sincerely,

Michael Folli

Michael Folli
Chairman, Hillsborough Township Environmental Commission

Cc: Hillsborough Environmental Commission
Hillsborough Planning Office