



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, MARCH 25, 2024 – 7:00 PM

MUNICIPAL COURTROOM

CALL TO ORDER

The March 25, 2024 Hillsborough Township Environmental Commission meeting was called to order at 7:01 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

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.

OATH OF OFFICE

- James Vander Vliet - Appointed 03-12-24 to Seat #3 from Seat #6 by the Township Committee (PB Liaison to the Environmental Commission)

ROLL CALL

☒ Christopher Obropta, PhD
☒ Eric Rosenthal
☒ James Vander Vliet
☒ Michael Folli, *Chairman*
☐ Deborah Boyea

☐ Vacant (Seat #6)
☒ Stephen Mastripolito, *Vice Chairman*
☒ Kris Lockburner (Alt. #1)
☐ Matthew Martinez (Alt. #2)
☒ Committeewoman Samantha Hand, *TC Liaison*
☒ Committeeman Shawn Lipani, *TC Liaison*

☒ 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

- G&J Steel & Tubing, Inc. - File 24-PB-01-MSPV - Block 143, Lot 1.01 - 301 Roycefield Road (Vincent's Lane). Applicant seeking Preliminary and Final Major Site Plan Approval; 'c' bulk variances; and waivers, to construct a 15,498 SF building addition to the existing building, on Property in the I-2, Light Industrial Zone. (PB Agenda: 04-11-24)

Participating: Michael O'Grodnick, Esq. of Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick, & Fisher, P.A.; Michael K. Ford, PE of Van Cleef Engineering; John Mannino, AIA of Cerminara Architect; and John Tursky, G&J Steel & Tubing, Inc., Applicant.

See attached EC memo dated April 10, 2024 for details including EC comments/recommendations and public comments, as applicable.

CONSIDERATION OF OLD BUSINESS

- Natural Resources Inventory (NRI) - for reference
EC to send any comments on the NRI to Dr. Obropta.

CONSIDERATION OF NEW BUSINESS

- Hillsborough Township SWM Ordinance needs to be updated by July 13, 2024.
- NRI needs to be adopted upon finalization.
- Water Story of Hillsborough (Sustainable NJ)
- Hillsborough applying for – Health Gold Award and Water Gold Award. Energy Gold Award? (TBD)

CORRESPONDENCE RECEIVED

None

COMMITTEE REPORTS

None

CONSIDERATION OF MAPS / DOCUMENTS

None

BUSINESS FROM THE FLOOR

None

ADJOURNMENT

Motioned by Mr. Mastripolito.

Seconded by Dr. Obropta.

Meeting adjourned at 7:55pm.

NEXT MEETING: April 15, 2024



Township of Hillsborough Environmental Commission

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THE PETER J. BIONDI MUNICIPAL BUILDING
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To: Carl Suraci, Chairman, Hillsborough Township Planning Board

Date: April 10, 2024

Subject: G&J Steel & Tubing, Inc. - File 24-PB-01-MSPV - Block 143, Lot 11.01 - 301 Roycefield Road
(Vincent's Lane)

Applicant seeking Preliminary and Final Major Site Plan Approval; 'c' bulk variances; and waivers, to construct a 15,498 SF building addition to the existing building, on Property in the I-2, Light Industrial Zone. (PB Agenda: 04-11-24). 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, as well as John Tursky of G&J Steel & Tubing, Inc. (the owner/applicant).

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

- Manufacturing metal steel company established in 1976, whose customers include Stanley, Black & Decker, and Tesla.
- G&J Steel provides production for NJ Transit – for hand rails and railroad rails.
- Applicant is proposing a 15,498 SF building addition.
- Variance for existing and proposed lot width; 300 feet required, 250.72 feet existing.
- Variance for existing and proposed side yard setback; 50 feet required, 25.5 feet existing, 40.6 feet proposed.
- Variance for existing and proposed rear yard setback; 100 feet required, 66.2 feet existing, 20.9 feet proposed.
- Project proposes to increase impervious surface from 66.5% to 67.4% (ordinance requirement is 60%). Variance for existing and proposed impervious cover; 60% allowed, 66.5% existing, 67.4% proposed (majority of area to be redeveloped is parking, and a storage trailer will be removed).
- Variance for existing and proposed buffer; 20 feet required, 5 feet proposed.
- Variance for existing and proposed parking; 60.9 spaces required, 43 spaces proposed.
- There are no wetlands, streams or flood hazard considerations on-site.
- Two existing trailers on-site: 1 shining trailer – to be removed. 1 clean room trailer for manufacture of insulin medical devices which applicant is asking for this trailer to remain on-site.
- Net increase of impervious surface is approx. 800 SF.
- Site contains "D" soils so no recharge requirements.
- 8 trees are to be removed. 28 trees are required as mitigation for these tree removals. Applicant proposes to plant these 28 mitigation plantings or donate to township tree monetary fund. TBD. The Environmental Commission strongly recommends that mitigation plantings be the first priority with contribution to monetary fund as a secondary priority.
- The existing building is not historic.
- Applicant proposes a reduction of approx. 13,000 SF of motor vehicle surface.
- Delaware & Raritan Canal Commission (DRCC) application was submitted and additional information was requested by the DRCC. That information will be provided to DRCC and to

Hillsborough Township by the applicant. Applicant will provide township a copy of any DRCC response upon receipt.

- Applicant stated the Somerset County Planning Board approval is still pending.
- The Somerset County Soil Conservation District provided approval of the Soil Erosion and Sediment Control Plan on Feb. 26, 2024.
- Applicant stated that the NJDEP Freshwater Wetland Letter of Interpretation is still pending. Will provide township a copy of any NJDEP response upon receipt.
- Proposed project is in compliance with the township stormwater management ordinance.
- No additional metal production is proposed, so no additional NJDEP air quality permits are needed.

The Environmental Commission provides the following comments and recommendations:

1. Applicant is to provide the township with any additional submissions, approvals, responses or information that becomes available from regulatory agencies (i.e., supplemental information with DRCC, the NJDEP LOI response, etc.).
2. As the DRCC had concerns regarding the stormwater management calculations for this proposed project (i.e., that calculations were done correctly based on the historic nature of the existing amount of impervious surface on-site), the Environmental Commission is greatly interested in this topic and requests any further coordination submitted to the DRCC by the applicant, and any responses from the DRCC to the applicant, that the township be provided copies of all such correspondence, additional information, approvals, etc.
3. The Environmental Commission requested that the applicant make every effort to replant trees, as opposed to contributing to the township tree fund. The Environmental Commission recommended exploring tree plantings on the open spaces on the Applicant's property. This includes planting of trees on the front portion of the property (Block 143, Lot 11.04, also owned by the applicant) which currently consists of a lawn area abutting Roycefield Road. As the applicant stated the building itself is not historic, therefore blocking the view of this building from the roadway by proposed mitigation tree plantings is not an impediment to such plantings. Furthermore, replacement of some of this lawn area with mitigation tree plantings would be an environmental betterment as it would increase tree habitat while also simultaneously reducing the amount of lawn which requires detrimental fertilizers and chemicals to maintain. As such, this would also potentially improve the quality of stormwater runoff from the site. Additionally, the proposed subsoil compaction restoration area in the location of the proposed former parking/driveway areas between the proposed building and the property line with Block 143, Lot 11 can accommodate mitigation tree plantings as well. This will increase the forest edge of the existing forest to the west on Block 143, Lot 11. In sum, there appears to be plenty of space available on-site, as such the Environmental Commission strongly recommends mitigation tree plantings be conducted on-site.
4. Although there appears to be no streams, wetlands, or flood hazard areas on-site, buffers for these regulated areas may extend onto the site from off-site resources. As such, the 150' Township Stream Corridor must be shown on plans and any impacts thereto must be in compliance with the Hillsborough Township Stream Corridor Ordinance.

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