



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, SEPTEMBER 23, 2024 – 7:00 PM

MUNICIPAL COURTROOM

CALL TO ORDER

The September 23, 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

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	☐ Vacant (Seat #6)
☒ Eric Rosenthal	☐ Stephen Mastripolito, <i>Vice Chairman</i>
☐ James Vander Vliet, Secretary	☒ Kris Lockburner (Alt. #1)
☒ Michael Folli, <i>Chairman</i>	☒ Matthew Martinez (Alt. #2)
☒ Deborah Boyea	☒ Committeewoman Samantha Hand, <i>TC Liaison</i>
	☐ Committeeman Shawn Lipani, <i>TC Liaison</i>

CONSIDERATION OF MEETING MINUTES

None

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

None

REVIEW OF APPLICATIONS

- Harvestate Group, LLC - File BA-23-11 - Block 180.01, Lots 44 & 45 - Vacant Property on/off Route 206. Applicant to consolidate two lots into one, and seeking Preliminary and Final Major Site Plan Approval; 'd' variance; 'c' bulk variances; and waivers to construct a 105, 663 SF one-story building footprint including an interior drive-thru, for use as a temperature controlled self-storage 678-unit facility and 850 SF office space, with associated stormwater, parking, lighting, landscaping, septic system, utilities and improvements, on Property located in the HS, Highway Service Zone, also located within the ASD, Architectural Site Design Overlay District. (BOA Agenda: 11-06-24)

Participating for the Applicant: David J. Schmidt, PE of D.S. Engineering, P.C.; Amy Jones, PWS of DuBois Associates; Steve Patron and Chris Patron of Harvestate Group, LLC, Applicant

See attached EC memo dated November 4, 2024 for details including EC comments/recommendations and public comments, as applicable.

- TEEVEE, LLC - File 23-PB-02-MSV - Block 143, Lots 24.01 & 25 - Valley Road & 183 Valley Road. Applicant to consolidate two lots (house demolished) seeking Preliminary and Final Major Subdivision Approval; 'c' bulk variances; and waivers, to subdivide approximately 5.483 acres into three SFD lots to be serviced by public sewer and

well, with a private roadway, driveways, stormwater, utilities, and associated improvements, on Property located in the R, Residential Zone. (PB Agenda: TBD)

Participating for the Applicant: Frank W. Farrell, PE, CME of Grotto Engineering Associates, LLC; and Vijay Vyas of TEEVEE, LLC, Applicant

See attached EC memo dated December 4, 2024 for details including EC comments/recommendations and public comments, as applicable.

CONSIDERATION OF OLD BUSINESS

- Natural Resources Inventory (NRI) – Adopted by township.

CONSIDERATION OF NEW BUSINESS

ANJEC will be presenting our very own Dr. Obropta with the “Candace McKee Ashmun Environmental Legacy Award” on Friday, Sept. 27, 2024 for his outstanding work in the environmental field inspiring and educating the next generation of environmental engineers and landscape architects! CONGRATULATIONS CHRIS!!!!

CORRESPONDENCE RECEIVED

None

COMMITTEE REPORTS

None

CONSIDERATION OF MAPS / DOCUMENTS

None

BUSINESS FROM THE FLOOR

Susan Gulliford of Hunt Club Road inquired about the status of the pond restoration work at Fox Chase Pond. Dr. Obropta informed Ms. Gulliford that the township had submitted NJDEP permits to build 6 vegetation plots and plant biologists/revegetation to the shoreline on the town's side of the pond.

ADJOURNMENT

Motion by Ms. Boyea.

Seconded by Dr. Obropta.

Meeting adjourned at 8:42pm.

NEXT MEETING:
October 28, 2024



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To: Hillsborough Township Board of Adjustment

Date: November 4, 2024

Subject: Harvestate Group, LLC - File BA-23-11 - Block 180.01, Lots 44 & 45 - Vacant Property on/off Route 206.

Applicant to consolidate two lots into one, and seeking Preliminary and Final Major Site Plan Approval; 'd' variance; 'c' bulk variances; and waivers to construct a 105, 663 SF one-story building footprint including an interior drive-thru, for use as a temperature controlled self-storage 678-unit facility and 850 SF office space, with associated stormwater, parking, lighting, landscaping, septic system, utilities and improvements, on Property located in the HS, Highway Service Zone, also located within the ASD, Architectural Site Design Overlay District.

David Schmidt, Attorney and Amy Jones, DuBois & Associates represented the applicant at the September 23, 2024 Hillsborough Township Environmental Commission (EC) Meeting.

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

- Address location is 1026 Route 206.
- Cemetery egress to remain as a condition of NJDOT Access Permit.
- NJDEP LOI complete and NJDEP FHA Verification complete.
- Wetlands and 100-year floodplain present.
- Within DRCC Review Zone B.
- Within Hillsborough Township Stream Corridor (HTSC).
- Meets NJ SWM Rules and Township SWM Ordinance.
- No proposed adjacent stormwater runoff to properties.
- SWM Report follows old regulations.
- Site has Type D soils.
- Two bioretention basins in compliance.
- Back SWM basin is proposed within HTSC.
- DRCC provided comments. Applicant to send DRCC comments to township, as well as any formal DRCC approval upon receipt.

Public comments: None

The Environmental Commission provides the following comments and recommendations:

1. SWM Report follows old regulations. Is application grandfathered?

2. The applicant did not use the new rainfall total for the 2-, 10-, 100-year storms as required by NJDEP. The applicant is to correct and update.
3. Back SWM basin is proposed within HTSC. Is that correct? If so, has a waiver been applied for?
4. Was a Mounding Analysis performed?
5. Applicant proposes a SWM basin and outlet structures in the HTSC. Priority should be for these features to be located outside of HTSC. Applicant to provide a formal Waiver Request justifying proposed improvements within the HTSC as per Chapter 188-64(D) of the Township Ordinance. Additionally, clarification is to be provided with the locations and sizes of Impact Areas to the HTSC and the locations and sizes of the Compensation Areas to the HTSC. Only see Compensation Areas on plans. Additionally, HTSC Compensation Areas to the east of the improvements seem to already be within HTSC areas, so cannot be Compensation Areas. Compensation Areas must be outside existing HTSC.
6. On Existing Features Plan, "Limit of Tree Removal" labels are shown pointing to the property boundary line as well as to the Limit of Disturbance line. This should be clarified. It is recommended that "Limit of Tree Removal" be to the Limit of Disturbance line. The entire site should NOT be cleared to the property boundary line.
7. Recommend that the Hillsborough Township Historic Commission be consulted with regard to the adjacent cemetery and any potential impacts thereto.
8. Recommend that the project implement tree cutting restrictions to protect potential bat and bald eagle habitat within/adjacent to project location. Tree cutting restriction would be from April 1 – Sept. 30 of each year during which no tree cutting would be allowed.

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



Township of Hillsborough Environmental Commission

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To: Hillsborough Township Planning Board

Date: December 4, 2024

Subject: TEEVEE, LLC - File 23-PB-02-MSV - Block 143, Lots 24.01 & 25 - Valley Road & 183 Valley Road.

Applicant to consolidate two lots (house demolished) seeking Preliminary and Final Major Subdivision Approval; 'c' bulk variances; and waivers, to subdivide approximately 5.483 acres into three SFD lots to be serviced by public sewer and well, with a private roadway, driveways, stormwater, utilities, and associated improvements, on Property located in the R, Residential Zone.

Frank W. Farrell, PE, CME of Grotto Engineering Associates, LLC, and Vijay Vyas of TEEVEE, LLC, Applicant attended the September 23, 2024 Hillsborough Township Environmental Commission (EC) Meeting.

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

- Site located at Block 143, Lots 24.01 and 25. Applicant is proposing to combine these 2 lots and create 3 new lots.
- Stated the proposed bio-retention Basin B is allowed by the HTSC Ordinance.
- Increases impervious surface by about 3,000 SF.
- Meets Township and State stormwater management regulations.
- HOA will be required to maintain stormwater management basins.
- Site is on public sewer.
- Site has private wells.
- NJDEP Wetland Letter of Interpretation (which delineates wetlands) has been approved (dated May 26, 2023).
- NJDEP Freshwater Wetland General Permit #6 is pending.
- NJDEP Flood Hazard Area Permit is not required.
- Soil Erosion and Sediment Control Certification approved by Somerset-Union SCD on August 1, 2024.
- The site is designated as a "major development" by NJDEP regulations.

Public comments: None

The Environmental Commission provides the following comments and recommendations:

1. The applicant must make sure the proposed stormwater management basins are maintained properly so they function properly. Applicant must submit documentation to town each year documenting that these basins are being maintained.

2. The site is on B&C soils and needs to show groundwater recharge to satisfy town and State regulations.
3. Applicant to provide Tree Mitigation Compensation information and request in accordance with the township ordinance, and this should be a condition of any subdivision approval.
4. Applicant should consider moving basins/outfalls outside of the HTSC. If not possible, Applicant must explain why and submit a Hillsborough Township Stream Corridor Waiver Request for the proposed stormwater basins and associated outfalls located within the HTSC in accordance with the HTSC Ordinance (Chapter 188-64). Applicant should consider stream corridor averaging as offered in the Ordinance. Additionally, remaining stream corridors on property should be deed restricted in accordance with 188-64D(3)f2.
5. Provide a copy to the town of the DRCC approval.

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