

**HILLSBOROUGH TOWNSHIP PLANNING BOARD**

**PUBLIC MEETING MINUTES**

**June 01, 2017**

Chairman Shawn Lipani called the Planning Board Regular Public Meeting of June 01, 2017 to order at 7:32 pm. All stood for the Pledge of Allegiance. The meeting took place in the Courtroom of the Hillsborough Township Municipal complex.

Chairman Lipani announced the meeting had been duly advertised according to Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975 ("Sunshine Law").

**ROLL CALL**

Mayor Carl Suraci – Absent  
Robert Wagner, Jr. – Absent  
Committeeman Frank DelCore – Absent  
Robert Peason – Present  
Stephanie Forrest – Present  
**Neil Julian, Vice Chairman** - Present

Sally Becorena – Present  
**Shawn Lipani, Chairman** - Present  
**Kenneth Hesthag, Secretary** – Present  
Ron Skobo (Seat Alt. #1) – Arrived 7:35 pm  
Sam Weinstein (Seat Alt. #2) - Absent

Also present: David K. Maski, PP, AICP, Planning Director; Eric Bernstein, Esq., Board Attorney (Eric M. Bernstein & Associates); Michael Lombardozzi, CSR, Covering Court Reporter; and Caz Bielen, Board Videographer (Premier Media, LLC).

**DISPOSITION OF MINUTES**

■ May 11, 2017

A motion to approve was made by Vice Chairman Julian, seconded by Ms. Becorena. .

**Roll Call:** Ms. Becorena - yes; Vice Chairman Julian – yes; Chairman Lipani - yes. Motion carries.

Mr. Bernstein stated for the record that the Chairman can make a motion, or second.

**DISPOSITION OF RESOLUTIONS**

■ **Green Village – File 16-PB-12-MJV**

A motion to approve was made by Chairman Lipani, seconded by Ms. Forrest.

**Roll Call:** Mr. Peason - yes; Ms. Forrest - yes; Ms. Becorena – yes; Mr. Hesthag - yes; Vice Chairman Julian – yes; Chairman Lipani – yes. Motion carries.

Mr. Bernstein announced the arrival of Board Member, Mr. Skobo at 7:35.

**PLANNING BOARD BUSINESS**

None

**CONSIDERATION OF ORDINANCES**

None

**SPECIAL COMMITTEE REPORTS**

None

**BUSINESS FROM THE FLOOR**

None

**PUBLIC HEARING – SUBDIVISION/SITE PLAN APPLICATIONS**

■ **Montgomery Development, LLC – File 05-PB-19-SR (2017 Extension Request)** – Block 142.03 (formerly Block 142.B), Lots 1 & 2 – Route 206 & Valley Road. Applicant seeking additional one-year extension of the prior approval for amended preliminary and final major site plan. (Resolutions of Approval associated with application: Montgomery Properties (Kiddie Academy) 04-PB-2-SRV (preliminary and final major site plan / Resolution dated: 02-03-05); Montgomery Properties (Kiddie Academy) 05-PB-19-SR (amended preliminary and final major site plan / Resolution dated: 12-08-05); Montgomery Properties (Kiddie Academy) (one-year extension / Resolution dated: 12-13-07); and Montgomery Development, LLC (one-year extension / Resolution dated: 07-08-16).

**Francis P. Linnus, Esq.**, representing the Applicant, said this is the second extension for the period of protection for the final approval. He said a substantial amount of work has been done on this property, including site grading, filling and pad preparations, sump sewers, detention basin with vinyl liner and outlet structures, sanitary sewer, parking lot curb, retaining wall, DGA base for the parking lot, and soil erosion and sediment control measures all in place, as required.

Mr. Linnus said the Applicant is not in a financial position to complete the project at this time but is hopeful that it can be

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completed within the next year. The property is currently for sale on the market. He said Mr. Harsh Chadha, a Principal in the company, is on hand for any questions.

No questions from the Board.

Chairman Lipani noted this is the second of a maximum three extensions that can be granted.

Mr. Linnus agreed.

A motion to approve an additional one-year extension of time was made by Mr. Skobo, seconded by Mr. Peason.

Mr. Bernstein stated the approval is also as set forth by the documentation by Mr. Linnus.

**Roll Call:** Mr. Peason – yes; Ms. Forrest – yes; Ms. Becorena – yes; Mr. Skobo – yes; Mr. Hesthag – yes; Vice Chairman Julian – yes; Chairman Lipani – yes. Motion carries.

- **WSH Enterprises, Inc. – AMENDED Final – 08-PB-15-MJF (2017 Extension Request)** – Block 148, Lot 24 – Beekman Lane. Applicant seeking a second one-year extension of approval through June 30, 2018, for the Amended Final Major Subdivision Approval, Resolution date: 03-13-14; one-year extension Resolution date: 07-07-16, to subdivide 8.8244 acres into eight lots for seven SFD lots and one detention basin lot, on property in the R, Residential Zoning District.

**Francis P. Linnus, Esq.**, representing the Applicant, said the delay over the last year is working out a dollar amount with the HTMUA so that bonds can be posted. He said that amount was just recently agreed upon and now the Applicant is arranging for the performance guarantee and all other financial conditions stated in the resolution. Every other planning and engineering item has been taken care of.

Mr. Linnus said Omar Lansor, a Principal, is present to answer any questions the Board may have.

Chairman asked if the taxes are current on the property.

Mr. Linnus said the taxes have been paid.

Chairman Lipani noted this is the second extension of a possible three extensions.

Mr. Linnus agreed.

No questions from the Board.

A motion to approve an additional one-year extension of time was made by Mr. Peason, seconded by Mr. Skobo.

Mr. Bernstein noted also with the reasons set forth by Mr. Linnus in the application.

**Roll Call:** Mr. Peason – yes; Ms. Forrest – yes; Ms. Becorena – yes; Mr. Skobo – yes; Mr. Hesthag – yes; Vice Chairman Julian – yes; Chairman Lipani – yes. Motion carries.

- **Terrace Industrial Park – File 08-PB-08-MJF (2017 Extension Request)** – Block 185, Lot 1 – Weston Road. Applicant seeking a second one-year extension of approval through June 30, 2018 for the Amended Final Major Subdivision Approval, Resolution dated 09-04-08; one-year extension Resolution dated 07-07-16, to subdivide 19.586 acres into ten lots for an industrial park, including one stormwater lot, on property in the I-1 Light Industrial Zoning District.

**Kristina P. Hadinger, Esq. of Mason, Griffin & Pierson**, representing the Guastella Family Associates. Ms. Hadinger said Principals, John Guastella, Sr. and John Guastella, Jr. are present to answer any questions.

Ms. Hadinger said in addition to the comments in the paperwork submitted, the Applicant has received some recent interest in the property. The Principals are in the process of negotiating with a party at the present time. Ms. Hadinger said the Applicants respectfully request a second extension on this approval.

Chairman Lipani asked if the taxes are up to date.

Ms. Hadinger said taxes are current.

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No questions from the Board.

A motion to approve an additional one-year extension of time was made by Mr. Skobo, seconded by Ms. Forrest.

Mr. Bernstein said the approval is with the reasons set forth by in the application as well as the statements made on the record.

**Roll Call:** Mr. Peason – yes; Ms. Forrest – yes; Ms. Becorena – yes; Mr. Skobo – yes; Mr. Hesthag – yes; Vice Chairman Julian – yes; Chairman Lipani – yes. Motion carries.

**CORRESPONDENCE**

None

Mr. Maski confirmed there is an application scheduled for the June 8<sup>th</sup> agenda.

Chairman Lipani called for any comments from the Public.

No comments.

Mr. Bernstein said there may be additional business for the Board to review at upcoming June and July meetings.

**ADJOURNMENT**

A motion to adjourn was made by Ms. Forrest, seconded by Mr. Peason. All were in favor; none opposed. Motion carries.

The meeting was adjourned at 7:46 p.m.

*Submitted by:*  
*Debra Padgett*  
*Administrative Assistant / Planning Board Clerk*

APPROVED