

ORDINANCE 2010-24

**AN ORDINANCE AMENDING CHAPTER 188 (DEVELOPMENT REGULATIONS),
ARTICLE V (DISTRICTS AND STANDARDS) OF THE CODE OF THE TOWNSHIP
OF HILLSBOROUGH, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO
REVISE CERTAIN REGULATIONS CONTAINED IN SECTION 188-113.5
PERTAINING TO THE TOWN CENTER DISTRICT**

BE IT ORDAINED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, as follows:

Section 1. Amend Chapter 188 of the Code of the Township of Hillsborough by revising Section 113.5 B(20)(d) as follows:

- d. The maximum permitted density for residential flats or lofts, which may only be calculated for an existing building to be converted into a mixed-use building that is fully conforming with all requirements of the Town Center District, or for any fully conforming new mixed-use building to be constructed, and is intended as an incentive to complement and enhance development in Town Center, shall be one (1) dwelling unit for each one thousand (1,000) square feet of non residential gross floor area. All residential flats or lofts must be provided in the same mixed-use building that is used to determine the permitted density.

Section 2. Amend Chapter 188 of the Code of the Township of Hillsborough by revising Section 113.5 D(1)(c)(3) to include the following:

- v. An applicant to build a fully conforming development on the current site of the Hillsborough Elementary School, who provides the land for, and either fully funds or constructs a new public school on that land (subject to the approval of the Board of Education, will receive a bonus of three (3) additional dwelling units, to be constructed in the Town Center District, for each acre of land provided for the new school.

Section 3. Amend Chapter 188 of the Code of the Township of Hillsborough by revising Section 113.5 J(1) to include the following:

- (m) Temporary freestanding signs not to exceed thirty (30) square feet in area and ten (10) feet in height are permitted until a Town Center development is approved by the Planning Board or Board of Adjustment using the regulations contained in this section. Any temporary freestanding sign in Town Center must be removed at the issuance of a building permit for the approved development.

Section 4. Severability. If any provisions of this ordinance shall be adjudged invalid, such adjudication shall not affect the validity of the remaining provisions, which shall be deemed severable there from.

Section 5. Effective Date. This ordinance shall take effect immediately upon passage and publication according to law.

ATTEST:

TOWNSHIP OF HILLSBOROUGH:

Kevin P. Davis, RMC
Township Clerk

Frank DelCore, Mayor

Introduced: 07/13/10
Published: 07/22/10
Public Hearing: 08/10/10
Adopted: 08/10/10
Published: 08/19/10
Send to e-code: 08/11/10
Add to Code Book for Sale: 08/11/10