

**ORDINANCE 2008-29**

**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 CREATE A NEW ZONE DISTRICT BOUNDARY BETWEEN THE HS, HIGHWAY SERVICE ZONE DISTRICT, AND THE I-1, LIGHT INDUSTRIAL DISTRICT.**

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

1. Amend the Zoning Map of the Township of Hillsborough, County of Somerset, State of New Jersey to create a new zone district boundary line between the HS, Highway Service Zone District and the I-1 Light Industrial Zone District in the area to the west of Route 206, bounded by the VA Depot and Duke Farms, and including Brown Avenue and Park Avenue, as indicated on the Proposed Zoning Map-HS District Study Area with the HS, Highway Service District to include those lots front onto Route 206 and the Route 206 Service Road with the remaining lots to the rear to be located in the I-1 Light Industrial District.
2. Amend Section 188-3 to include the following definition:

**CONTRACTOR- Undertakes trades of a type that are specialized to assist in building construction, maintenance and remodeling, including, but not limited to, heating, air conditioning, plumbing, electric, landscaping, painting and roofing.**

3. Amend Section 188-106 B to include the following principal permitted use:
  - (9) Contractor facilities which shall be provided within an enclosed building.**
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 therefrom.
5. This ordinance shall take effect immediately upon passage and publication according to law.

ATTEST:

TOWNSHIP OF HILLSBOROUGH:

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Kevin P. Davis, Township Clerk

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Mayor Anthony Ferrera

*Introduced: August 12, 2008*

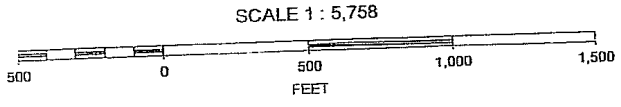
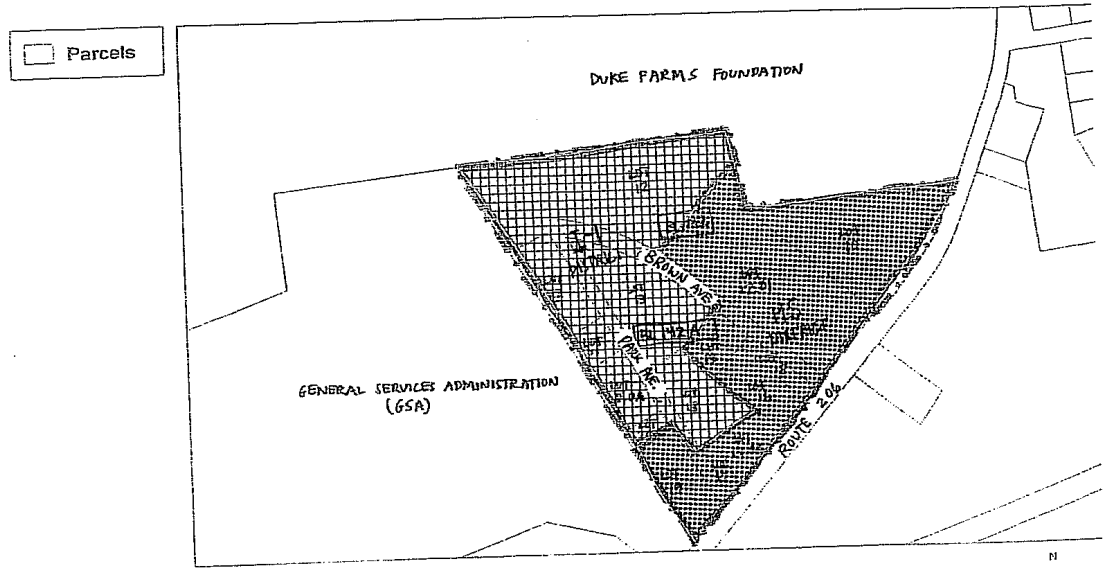
*Published: August 21, 2008*

*Public Hearing: September 9, 2008*




*Adoption: September 9, 2008*

*Published: September 18, 2008*

PROPOSED ZONING MAP  
HS DISTRICT STUDY AREA  
BROWN AVE./PARK AVE.  
HILLSBOROUGH TWP.  
JULY 2008



PROPOSED ZONING

-  ZONE BOUNDARY (PROPOSED)
-  PROPOSED I-1 DISTRICT
-  PROPOSED HS DISTRICT