



Township of Hillsborough

COUNTY OF SOMERSET
OFFICE OF PLANNING/ZONING
379 SOUTH BRANCH ROAD
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TOWNSHIP OF HILLSBOROUGH
PLANNING BOARD PUBLIC MEETING AGENDA
May 06, 2010
Municipal Courtroom - 7:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

NOTICE OF MEETING ACCORDING TO SUNSHINE LAW

ROLL CALL

___ Mayor Frank DelCore	___ Sam Conard, <i>Vice Chairman</i>
___ Michael Merdinger	___ Steven Sireci, Jr.
___ Robert Wagner, Jr.	___ Marian Fenwick
___ Steven Cohen, <i>Secretary</i>	___ Douglas Tomson (Alt. #1)
___ Greg Burchette, <i>Chairman</i>	___ Tod Mershon (Alt. #2)
___ Arthur Stafford-Taylor	

ACCEPTANCE OF MINUTES

ACCEPTANCE OF RESOLUTIONS

PLANNING BOARD BUSINESS

- Closed Session – RE: Gateway at Sunnymead – Conversion Plan
The Board will convene to discuss potential litigation matters.

SPECIAL COMMITTEE REPORTS

BUSINESS FROM THE FLOOR

CONSIDERATION OF ORDINANCES

PUBLIC HEARING

- ***Gateway at Sunnymead – Conversion Plan*** - File # 10-PB-01-CONVERSION - Block 140, Lot 1; Block 141, Lots 2.01 and 7.01 – Falcon Road. The Applicant is proposing to convert a portion of the previously approved 698 age-restricted dwelling units to become non-age restricted pursuant to the provisions of Chapter 45:22A-46.3 of the Revised Statute (commonly known as the Sarlo Bill). The proposed conversion project will consist of: 315 age-restricted single family dwellings; 131 non-age restricted 2 BR townhouses; 130 non-age restricted apartments; and 122 non-age restricted affordable units. The Conversion Plan affects the proposed multi-family building area and clubhouse. A 'c' bulk variance is required for minimum setback for buildings to the internal streets. A waiver for fence height is being requested for property in the ARPDG Zone. The Applicant received preliminary major site plan approval and preliminary major subdivision approval with design waivers, de minimis exceptions and extended vesting (General Development Plan) from the Planning Board, resolution date September 08, 2005 – ***Carried from April 22, 2010.***

CORRESPONDENCE

ADJOURNMENT

NEXT MEETING:

May 13, 2010