



# Township of Hillsborough

COUNTY OF SOMERSET  
OFFICE OF PLANNING/ZONING  
379 SOUTH BRANCH ROAD  
HILLSBOROUGH, NJ 08844

[www.hillsborough-nj.org](http://www.hillsborough-nj.org)  
(908) 369-4313

**TOWNSHIP OF HILLSBOROUGH**  
**PLANNING BOARD PUBLIC MEETING AGENDA**  
**May 13, 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)         |
| ___ <b>Greg Burchette, <i>Chairman</i></b> | ___ Tod Mershon (Alt. #2)            |
| ___ Arthur Stafford-Taylor                 |                                      |

ACCEPTANCE OF MINUTES

- April 22, 2010
- May 06, 2010 – Regular Meeting Minutes
- May 06, 2010 – Closed Session Minutes

ACCEPTANCE OF RESOLUTIONS

PLANNING BOARD BUSINESS

- Hillsborough Farms – Preliminary 08-PB-04-MJ – Time of Decision
- Hillsborough Farms – Final Plat 08-PB-05-MJF – Time of Decision

SPECIAL COMMITTEE REPORTS

BUSINESS FROM THE FLOOR

CONSIDERATION OF ORDINANCES

- **Ordinance 2010-14** – Personal Service Establishments
- **Ordinance 2010-15** – Restaurant Drive Through Buffer Requirements in the LI and HS Districts

PUBLIC HEARING

- ***Li/Zhang – Dickerson Road*** - File # 10-PB-02-INF - Block 58, Lot 67 – Dickerson Road. Applicant proposing a *concept plan* to construct a 29,680 sq. ft. indoor recreation/tennis facility with 24,360 sq. ft. of indoor tennis court space and 5,280 sq. ft. of office space on existing vacant lot in the I-2 Zone. Bulk variances from minimum lot depth and minimum rear yard setback will be required at the time of preliminary and final major site plan along with a waiver from parking stall size.
- ***Distinctive Properties, LLC*** - File # 09-PB-06-SRV – Block 163.22, Lot 40 (*formerly known as Block 163, Lot 21C*) – Amwell Road. Applicant provided revised plans for preliminary and final major site plan with bulk variance from minimum FAR and waiver from parking stall size to construct two 2-story retail buildings with 14,000 sq. ft. of retail space on the first floors and storage on the second floor on vacant lot in the GA District. The revised plans show a more centrally located driveway which has shifted the location of the proposed buildings. Additional waivers are required to address the buffering width at the property line; parking space alignment; design features; truck circulation route and loading areas; and location of the primary public entrance.

CORRESPONDENCE

ADJOURNMENT

**NEXT MEETINGS:**  
**May 27, 2010 – Business Meeting**  
**June 03, 2010**  
**June 10, 2010**