



Township of Hillsborough

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

www.hillsborough-nj.org
(908) 369-4313

TOWNSHIP OF HILLSBOROUGH **PLANNING BOARD PUBLIC MEETING AGENDA** **June 10, 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, Chairman	_____ Tod Mershon (Alt. #2)
_____ Arthur Stafford-Taylor	

ACCEPTANCE OF MINUTES

ACCEPTANCE OF RESOLUTIONS

PLANNING BOARD BUSINESS

SPECIAL COMMITTEE REPORTS

BUSINESS FROM THE FLOOR

CONSIDERATION OF ORDINANCES

Draft Ordinance:

- Create the Amwell Road West (ARW) District
- Proposed Zone Boundary Change/Old Camplain Road
- Revisions to Town Center Regulations

Ordinance Review:

- Ordinance 2010-16 – Restaurant Drive-Through Facilities in the C1 District
- Ordinance 2010-17 – Live/Work Dwelling Units in the HS District
- Ordinance 2010-18 – Zoning Violations and Penalties

PUBLIC HEARING

- ***Gateway at Sunnymeade – 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 – ***Adjourned to July 08, 2010 WITHOUT FURTHER NOTICE.***

CORRESPONDENCE

ADJOURNMENT

NEXT MEETINGS:

June 24, 2010 – Business Meeting

July 01, 2010

July 08, 2010