



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
July 08, 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, Vice Chairman
_____ 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

- May 13, 2010
- June 10, 2010

ACCEPTANCE OF RESOLUTIONS

- Hillsborough Farms – Preliminary 08-PB-04-MJ (Denied without prejudice)
- Hillsborough Farms – Final Plat 08-PB-05-MJF (Denied without prejudice)

PLANNING BOARD BUSINESS

SPECIAL COMMITTEE REPORTS

BUSINESS FROM THE FLOOR

CONSIDERATION OF ORDINANCES

- Ordinance 2010-21 - Amend Zone Designation (Old Camplain Road) from HS to I-1
- Ordinance 2010-22 - Create the Amwell Road West (ARW) District

PUBLIC HEARING – SUBDIVISIONS/SITE PLANS

- **GATEWAY AT SUNNYMEADE – Conversion Plan** - File # 10-PB-01-CONVERSION - Block 140, Lot 1; Block 141, Lots 2.01 and 7.01 – Falcon Road. Applicant 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 SEPTEMBER 16, 2010 WITHOUT FURTHER NOTICE.***
- **COUNTY OF SOMERSET/Structural Dynamics, Inc.** – File #10-PB-03-MRV – Block 174, Lot 155 – Long Hill Road (Blawenburg-Belle Mead Road). Applicant seeking minor subdivision of a portion of the 905.156 acres lot located partly in the (MZ) Mountain Conservation Zone District and partly in the (Q) Quarry District in order to create four new lots containing 396.74 acres to be conveyed as open space. One proposed new lot will be conveyed to the County at this time; the three remaining proposed lots will be conveyed at a future date. The remaining 508.415 acres lot will contain the existing quarry. The new open space lot will surround the quarry on three sides which will create a landlocked quarry with the only access through the adjoining property owned by the applicant in Montgomery Township. A variance for a lot that does not front directly on a public street is required.
- **HILLSBOROUGH TOWNE CENTER ASSOC., LLC – The Shoppes at Woods Tavern** – File #10-PB-04-MSR – Block 163.22, Lots 33 & 34 (formerly known as Block 163, Lots 33 & 34) – Route 206 and Amwell Road. Applicant seeking minor site plan approval to install improvements to the historic Woods Tavern portion of the subject property including pedestrian paver walkways; stone wall with sign and plaque; benches; courtyard; flagpoles; landscaping; and illuminated sign at the northwest corner of the intersection between Route 206 and Amwell Road. A sign waiver is required. The Woods Tavern site is listed in the New Jersey Office of Cultural and Environmental Services, Historic Preservation Section as *Historic Sites Inventory Number 1810*. Although the building is no longer in existence, the site has local historical value. ***HPC review 07-29-10***

CORRESPONDENCE

ADJOURNMENT

NEXT MEETINGS:
July 22, 2010 – Business Meeting
August – NO Meetings
September 02, 2010 – Regular Meeting