

**HILLSBOROUGH TOWNSHIP
SOMERSET COUNTY, NEW JERSEY**

**MASTER PLAN AMENDMENT-LAND USE ELEMENT
INDUSTRIAL DISTRICT/VALLEY ROAD AND AUTEN ROAD AREA
AGRICULTURE DISTRICT/ROUTE 206
LIGHT INDUSTRIAL DISTRICT/ROUTE 206**

March 2011

*Prepared for the Township of Hillsborough Planning Board
Adopted: March 24, 2011*

ACKNOWLEDGEMENTS

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INTRODUCTION

With the recently approved legislation to end the time of decision rule, municipalities across New Jersey have a limited window of opportunity to review the current land uses and zoning in order to determine where appropriate changes should be made to avoid unforeseen consequences.

In addition, as part of the implementation of the Hillsborough Township Economic Action Plan, the Planning Board has identified several properties which would be potentially more attractive for future economic development based on a change in the land use/zoning designation. At the same time, other nearby properties were determined to be more appropriate for agricultural uses.

This report recommends that the Township consider changing the future land uses and rezoning the properties contained in the following areas:

- Study Area 1
Consists of 26 properties located along Valley Road, extending between Auten Road and Beekman Lane. Most of the affected properties are currently in the GI, General Industrial District and in the ED, Economic Development District with 1 vacant parcel located in the AG, Agricultural District.
- Study Area 2
Consists of 9 properties located to the west of Route 206 adjacent to the Montgomery Township municipal boundary. These properties are all in the AG, Agricultural District.
- Study Area 3
Consists of 5 properties located south of Hillsborough Road, between Route 206 and the rail line. These properties are all in the LI, Light Industrial District.

As a result of the review of the subject properties in the Study Areas, it was determined that a Master Plan Amendment should be prepared and reviewed by the Planning Board in order to provide a comprehensive recommendation as the basis for which future zone changes may be considered.

MASTER PLAN AMENDMENT-LAND USE ELEMENT

STUDY AREA 1

Study Area 1 is shown on the accompanying Auten Road/Valley Road Industrial Zoning Study Area 1 Map. The Study Area is in a location that provides a transition from the denser developed core of the Township to the south and east to the more rural areas to the north and west.

The Study Area extends from the bend in Valley Road at the railroad crossing to Beekman Lane, including a portion of Auten Road/New Centre Road. The freight rail line bisects the Study Area with an abandoned rail line generally forming the northerly boundary.

The Study Area is surrounded by the Rural/Suburban (RS) District and the Agricultural (AG) District to the north with the Residential (R) and Affordable Housing (AH) Districts providing more typical suburban residential development to the south. The Light Industrial (I2) District and the Economic Development (ED) District are located to the east.

Land Use Pattern

The existing land use pattern in the Study Area is indicated on the accompanying Existing Zoning and Land Use Map for Study Area 1. There is a significant vacant parcel (Block 143, Lot 4) in the ED District that is immediately adjacent to the GI District, as well as another vacant parcel (Block 143, Lot 3) in the AG District to the north of the abandoned rail right-of-way that is under the same ownership. These vacant parcels contain over 53 acres with frontage along Valley Road and Auten Road across from the intersection with New Centre Road. These properties form a logical extension of the adjoining GI District.

There are only 3 other non-developed lots in the ED District portion of the Study Area. Two of these lots are Q Farm properties (Block 150, Lots 5 and 9) which are currently being farmed and are adjacent to existing preserved farms/open space. In addition, it is noted that Block 150, Lot 9 lacks access for further development. The remaining vacant parcel (Block 150, Lot 8.01) contains 2 acres.

Seven lots contain existing single family dwellings (Block 143, Lot 5, Block 150, Lots 3, 4.01, 6, 8.02, 11, Block 151.09, Lot 219), there are 5 preserved lots Block 143, Lot 7.01, Block 150, Lots 4, 8, Block 151.09, Lots 218, 224) and the Auten Road School occupies the remaining property (Block 150, Lot 10) in the ED District portion of the Study Area.

There are 3 railroad right-of-way properties and 5 industrial properties that are also located in Study Area 1.

Existing Zoning

The accompanying Existing Zoning and Land Use Map for Study Area 1 indicates the zone districts in this Study Area, as well as the surrounding zone districts. The zone districts in Study Area 1 are described below:

- ED District

The ED District permits a number of uses related to industrial and office park development, including offices and office buildings, corporate conference center, fiduciary institutions, medical centers, hotels/motels and child/adult day care facilities. The minimum tract size and lot area is 50 acres. There are no existing vacant properties which comply with the minimum tract/lot area requirement in the ED District portion of Study Area 1. The majority of the properties in Study Area 1 are presently zoned ED, which cannot be supported by the available infrastructure, including highway access.

- GI District

The GI District permits uses similar to the ED District, including offices, hotels/motels, child/adult day care facilities and fiduciary institutions, as well as contractor facilities, research and manufacturing. The minimum lot area is 5 acres in the GI District. There is no additional land available for new development in the GI District within Study Area 1.

- AG District

The AG District permits agricultural uses and farms, detached single family dwellings, parks and farm-based businesses. The minimum lot area for detached single-family dwellings is 10 acres. There is one property in Study Area 1 located in the AG District.

Planning Considerations

Study Area 1 abuts existing residential development to the south, industrial development to the east, while a majority of the properties to the north and west of this Study Area are being used as farmland, including several preserved farms. There is additional rural residential development to the north and west, as well.

Any new land use/zone designation for Study Area 1 should address the concerns of the nearby residents in order to minimize the potential impacts of future development while also providing viable development to private landowners, as appropriate. This is being accomplished by targeting future economic development to a limited area adjacent to the existing industrial district and away from existing residential development in and near Study Area 1.

Much of the new land use/zone designation will encompass existing, preserved farmland adjacent to the existing AG District that is currently zoned for Economic Development. The Auten Road School and adjoining single family residence on Auten Road about the R District to the south.

Recommendations

It is recommended that Block 143, Lots 3 and 4 should be incorporated into the GI District. These are adjoining, vacant lots under the same ownership that have industrial development potential. Lot 3 is presently located in the AG District and Lot 4 is presently located in the ED District.

The remaining lots in the ED District north of the freight rail line, including the actual freight rail line property, as well as the preserved lot south of the freight rail line and fronting onto Auten Road and the lots that front onto Beekman Lane, including the landlocked, farmland assessed property (Block 150, Lot 9), should be incorporated into the AG District (Block 150, Lots 3, 4, 4.01, 5, 6, 8, 8.01, 8.02, 9 and Block 151.09, Lots 218, 219, 223, 224). The significant properties are presently farmland assessed or preserved and single family residential. These uses will become conforming in the AG District and the present zoning cannot be supported by the available infrastructure.

The Auten Road School (Block 150, Lot 10) and adjoining residential lot (Block 150, Lot 11) should be incorporated into the adjoining R District. The R District already contains the Hillsborough Middle School and the adjoining Elementary School on Triangle/South Triangle Roads. Schools are permitted as conditional uses in the R District. Existing Lot 11 would become a conforming residential property.

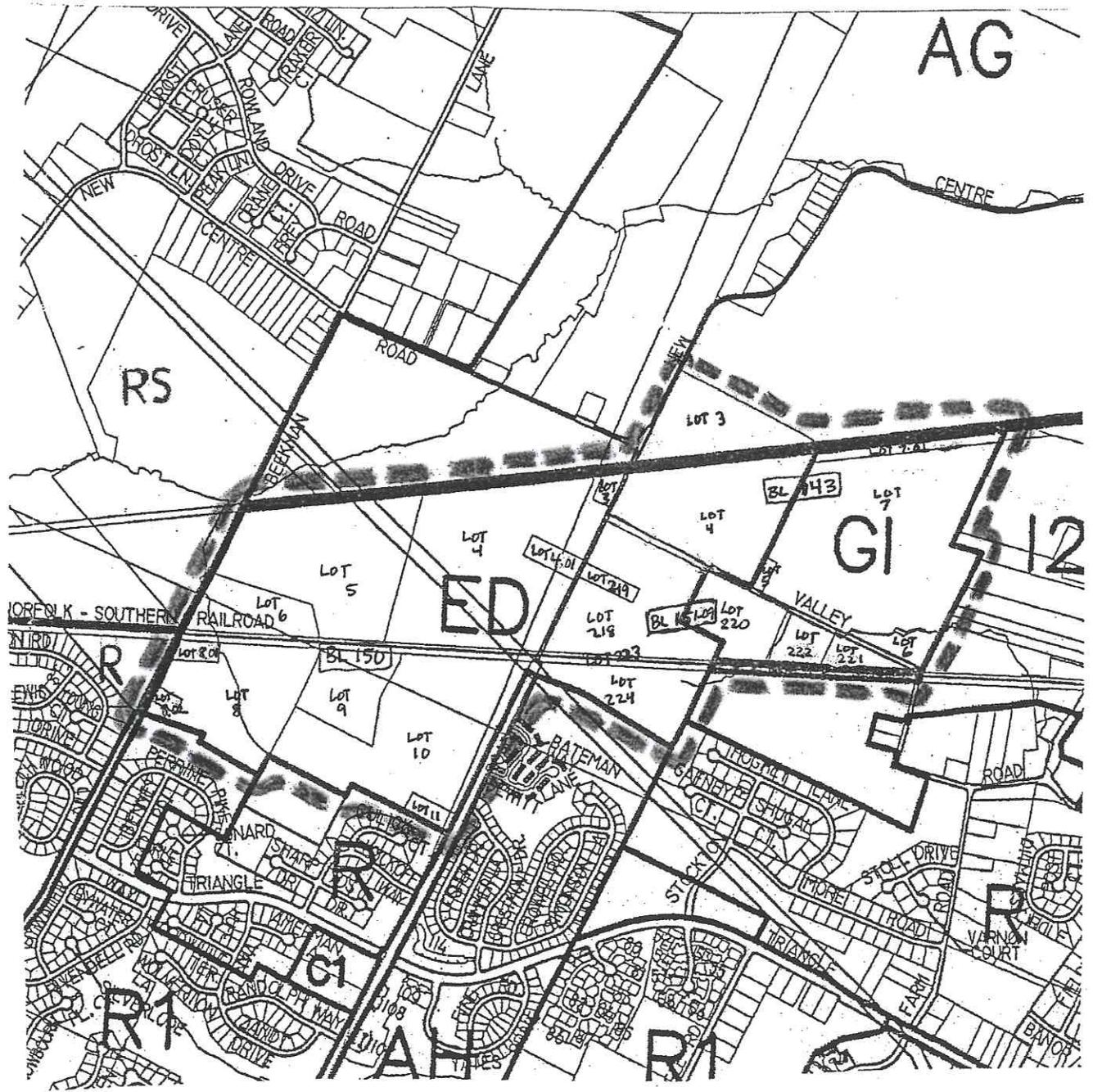
Goals and Objectives

The proposal under consideration to change the land use/zone designation of the subject properties in Study Area 1 is in conformance with the following goals and objectives contained in the 2005 Master Plan Amendment-Phase 2:

1. Land Use Management
 - a) Provide a future land use pattern that includes agriculture (farms), recreation, employment, residential, public services and a safe and healthful environment.
 - b) Exercise stewardship over the lands and waters of Hillsborough Township to ensure that these resources are available for the sustenance and enjoyment of present and future generations.
3. Natural Resources
 - d) Protect prime agricultural soils, soils of statewide importance and soils of local importance for their contribution to agricultural production.
5. Agriculture
 - a) Encourage agricultural preservation throughout the Township, in recognition of the existing agricultural characteristics.

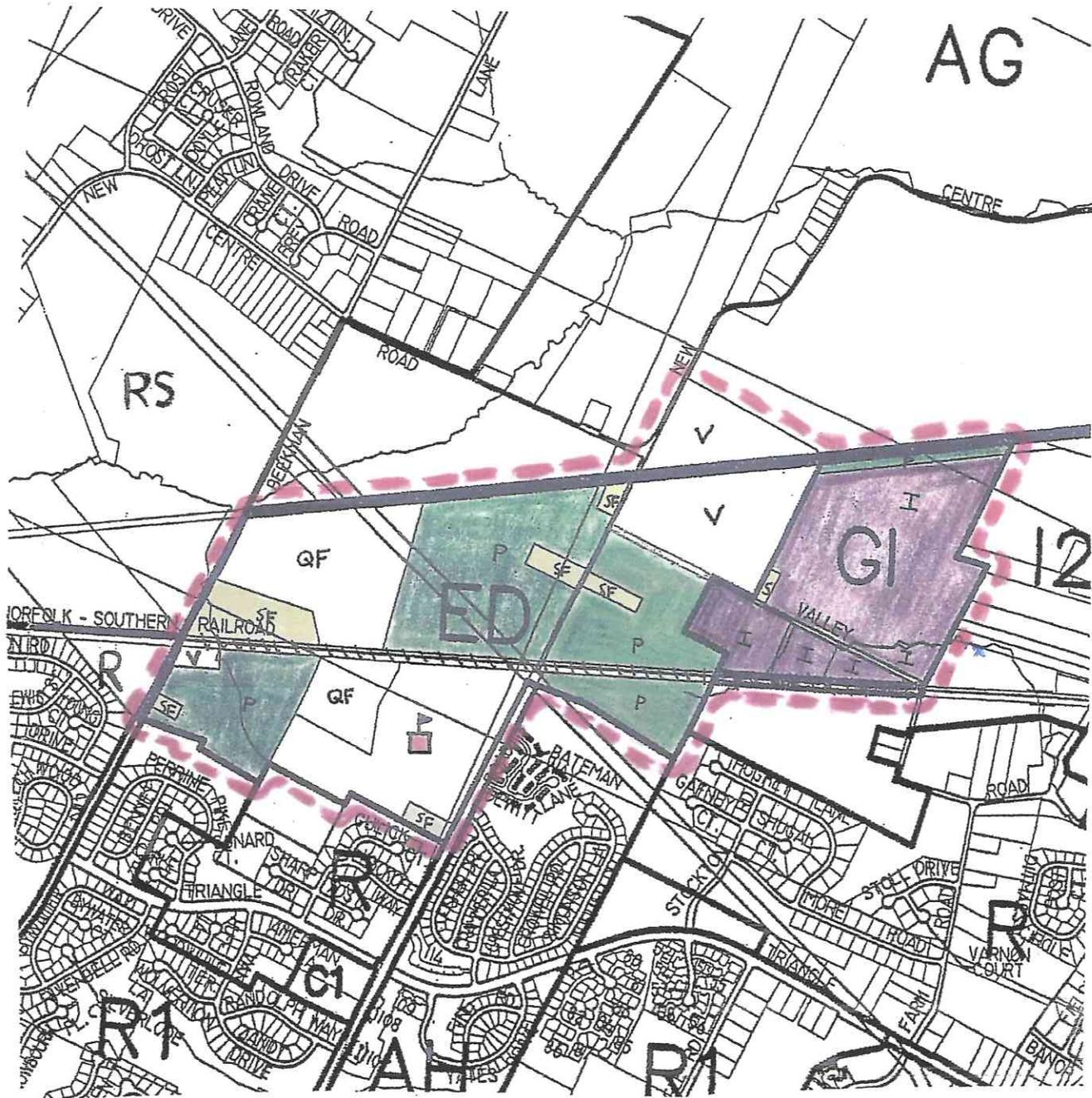
- b) Preserve a large, contiguous land base to assure that agriculture remains a viable, permanent land use.
7. Economic Development
- a) Provide expanded employment opportunities by encouraging development in appropriate areas for this purpose and consistent with available infrastructure and supporting services.
 - b) Promote employment opportunities...in locations compatible with existing and proposed development.

**AUTEN ROAD/VALLEY ROAD
INDUSTRIAL ZONING STUDY AREA I
HILLSBOROUGH TOWNSHIP**



**EXISTING ZONING AND LAND USE
INDUSTRIAL ZONING STUDY AREA |
HILLSBOROUGH TOWNSHIP
JULY 2010**

- Industrial
- Vacant
- RR R-O-W
- Bd. Of Ed./School
- Preserved
- QFarm



EXISTING PROPERTY INFORMATIONED DISTRICT

<u>BLOCK</u>	<u>LOT</u>	<u>LOT AREA</u>	<u>ADDRESS</u>	<u>USE</u>
143	4	35.07 AC	Auten & Valley Rd.	Vacant
150	3	1.51 AC	223 Auten Rd.	SF Res.
150	4	58.7 AC		Preserved
150	4.01	2.71 AC	255 Auten Rd.	SF Res.
150	5	42.94 AC	Beekman Lane	Q Farm
150	6	12 AC	Beekman Lane	SF Res.
150	7	6.35 AC		RR R-O-W
150	8	36 AC	Beekman Lane	Preserved
150	8.01	2 AC	Beekman Lane	Vacant
150	8.02	1 AC	147 Beekman Lane	SF Res.
150	9	12.71 AC	Off Beekman Lane	Q Farm
150	10	49.42 AC	281 Auten Rd.	Auten Rd. School
150	11	2.15 AC	283 Auten RD.	SF Res.
151.09	218	30.42 AC	290 Auten Rd.	Preserved
151.09	219	1.96 AC	219 Auten Rd.	SF Res.
151.09	223(part)	4.3 AC		RR R-O-W
151.09	224	15.21 AC		Preserved

EXISTING PROPERTY INFORMATION

GI DISTRICT

<u>BLOCK</u>	<u>LOT</u>	<u>LOT AREA</u>	<u>ADDRESS</u>	<u>USE</u>
151.09	220	11.88 AC	340 Valley Rd.	Industrial
151.09	222	3.85 AC	300 Valley Rd.	Industrial
151.09	221	5.01 AC	320 Valley Rd.	Industrial
151.09	223(part)	4.3 AC		RR R-O-W
143	5	1 AC	339 Valley Rd.	SF Res.
143	6	3.94 AC	301 Valley Rd.	Industrial
143	7	73.38 AC	321 Valley Rd.	Industrial
143	7.01	4.29 AC		Preserved

AG DISTRICT

<u>BLOCK</u>	<u>LOT</u>	<u>LOT AREA</u>	<u>ADDRESS</u>	<u>USE</u>
143	3	18.73 AC	New Centre Road	Vacant

MASTER PLAN MAP
 STUDY AREA 1
 TOWNSHIP OF HILLSBOROUGH
 JANUARY 2011

- 
 AGRICULTURE
- 
 INDUSTRIAL
- 
 RESIDENTIAL



STUDY AREA 2

Study Area 2 is shown on the accompanying AG District Study Area 2 Map. The Study Area is located to the west of Route 206 at the Montgomery Township municipal boundary.

Land Use Pattern

There are 9 separate properties located in Study Area 2, including Block 180.01, Lots 42, 43, 44, 45, 46, 47, 48, 49 and 50. These properties are located on the west side of Route 206 at the Montgomery Township municipal boundary.

As indicated on the Study Area 2 Map, there is a total of 11.293 acres, of which 8.093 acres are currently vacant and available for future development. The Audio Café retail building (Block 180.01, Lot 43) and the Harlingen Reformed Church Cemetery (Block 180.01, Lot 42) are the only properties not listed as vacant in the Study Area.

A vacant bank along Route 206 and single family residences to the west are located in Montgomery Township adjacent to the Study Area.

Existing Zoning

The current zoning for the entire Study Area 2 is AG, Agriculture, which permits the following uses:

- Agricultural uses and farms
- Detached single family dwellings
- Public parks
- Farm-based businesses

There are presently no farmland preserved or farmland assessed properties located in the Study Area. The lot sizes in the Study Area range from 0.04 acres to 4.47 acres, all of which are undersized for the AG District. Meade, LLC c/o CD Higgins owns adjoining vacant properties which total 5.61 acres or almost half of the Study Area. The remaining vacant properties range from 0.4 acres to 1.14 acres.

Planning Considerations

Access remains an important issue for properties in the Study Area. Only the Cemetery, Audio Cafe and Meade, LLC properties have direct access to Route 206 with no other public road access provided.

The Township recently rezoned adjoining Block 180.01, Lots 32, 39 and 41 (Bryce W. Thompson, III property) to the north of the Study Area from ED, Economic Development, to HS, Highway Service, based on a recommendation contained in the 2005 Master Plan Amendment-Phase 2 for the Route 206 corridor. This property is bisected by a stream corridor. Access to the south side of the property is greatly impeded by the stream corridor; however, a zone change for Study Area 2 would potentially enable access to the south side of the stream corridor, which bisects Block 180.01, Lots 32 and 41, from Route 206. An aerial photo of this property showing the stream corridor is provided.

Because of the size of the existing vacant lots, there is no reasonable way to develop the entire Study Area as a commercial or industrial district without having the existing property owners merge the smaller lots together or develop on undersized lots. The nearby C1, HS and LI Districts all require minimum 2 acre lots.

It is also noted that, despite being zoned AG, none of the lots in Study Area 2 are presently used for farming or other agriculture-related uses.

Recommendations

It is recommended that Study Area 2, consisting of Block 180.01, Lots 42, 43, 44, 45, 46, 47, 48, 49 and 50, should be incorporated into the HS District.

The positive benefits of rezoning the Study Area to the HS designation are that it would simply merge with the adjoining HS District to the north.

- This would provide the opportunity for a more coordinated development as a southern 'Gateway' into Hillsborough.
- This would also create the potential access to the southern side of the stream corridor on adjoining Block 180A, Lot 6.
- The HS District was also incorporates design standards for the Route 206 corridor reflecting the recommendations contained in the 2005 Master Plan Amendment-Phase 2.

Goals and Objectives

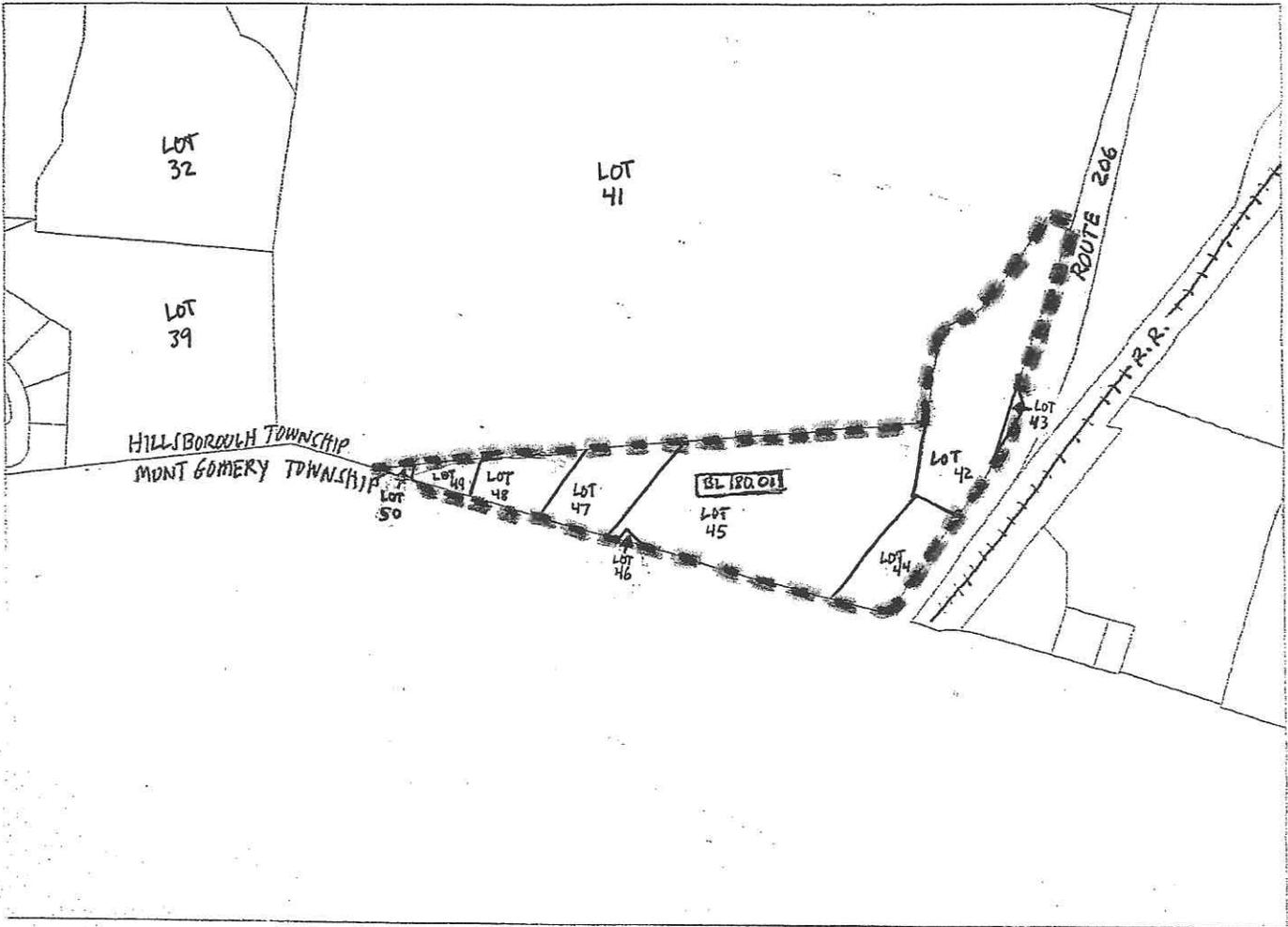
The proposal under consideration to change the land use/zone designation of the subject properties in Study Area 2 is in conformance with the following goals and objectives contained in the 2005 Master Plan Amendment-Phase 2:

1. Land Use Management
 - a) Provide a future land use pattern that includes agriculture (farms), recreation, employment, residential, public services and a safe and healthful environment.
2. Community Design
 - g) Encourage employment areas in close proximity to the railroad corridors & major highway facilities.
7. Economic Development

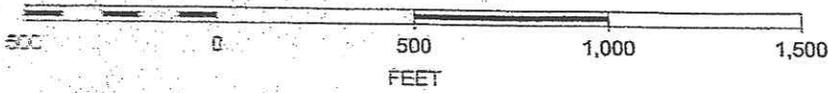
- a) Provide expanded employment opportunities by encouraging development in appropriate areas for this purpose and consistent with available infrastructure and supporting services.
- b) Promote employment opportunities...in locations compatible with existing and proposed development.
- c) Encourage commercial development or redevelopment in suitable areas of the community that are most economically useful for commercial purposes.

AG DISTRICT STUDY AREA 2
HILLSBOROUGH TOWNSHIP
JULY 2010

Parcels



SCALE 1 : 5,996



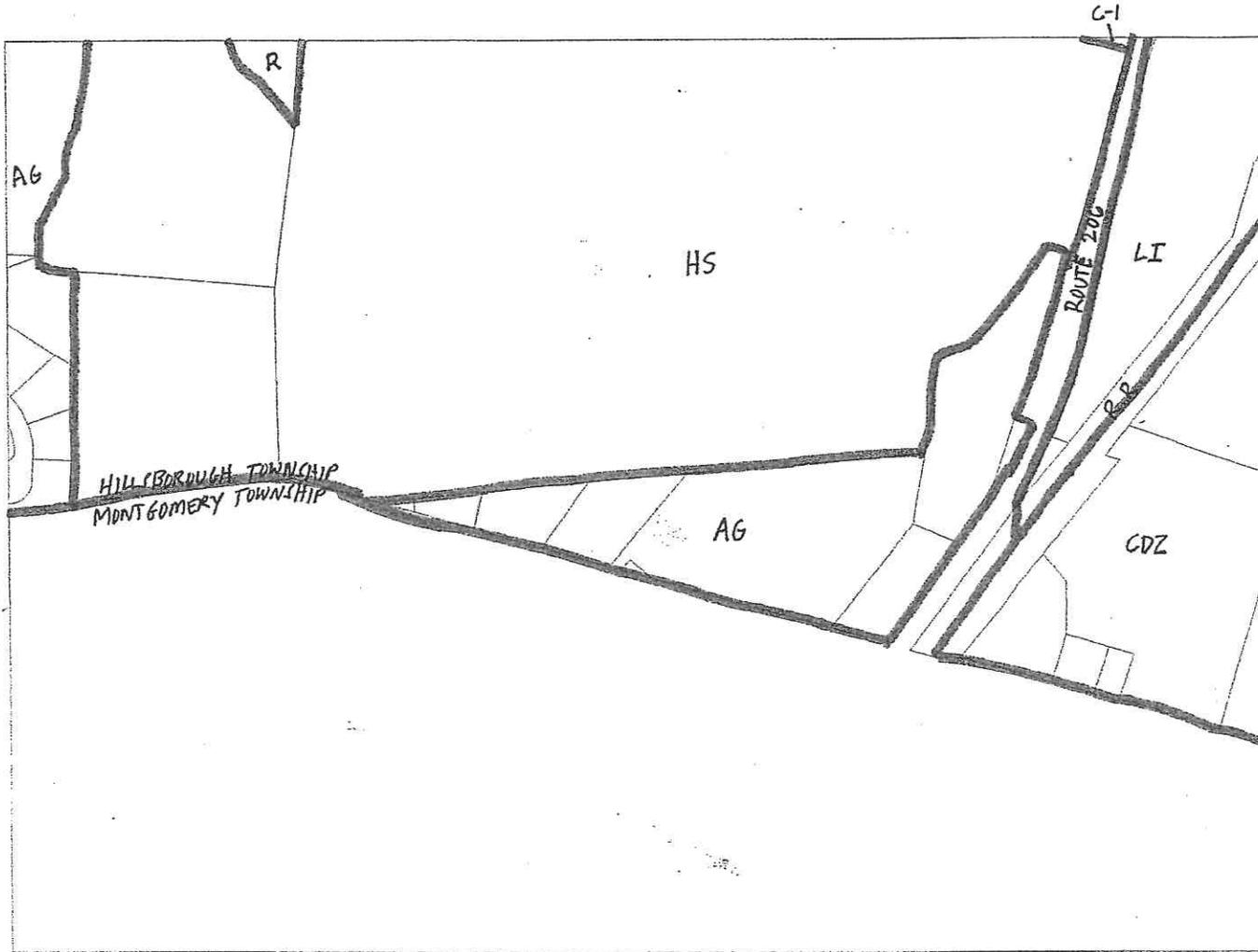
EXISTING PROPERTY INFORMATION

AG DISTRICT

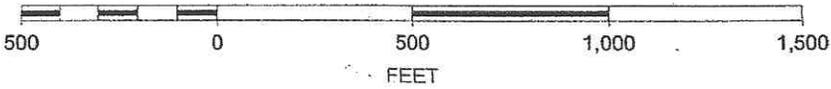
<u>BLOCK</u>	<u>LOT</u>	<u>LOT AREA</u>	<u>USE</u>
180.01	42	2.93 AC	Cemetery
	43	0.27 AC	Retail
	44	1.14 AC	Vacant
	45	4.47 AC	Vacant
	46	0.04 AC	Vacant
	47	1.14 AC	Vacant
	48	0.97 AC	Vacant
	49	0.25 AC	Vacant
	50	0.083 AC	Vacant

AG DISTRICT STUDY AREA 2
EXISTING ZONING
HILLSBOROUGH TOWNSHIP
JULY 2010

□ Parcels



SCALE 1 : 5,996



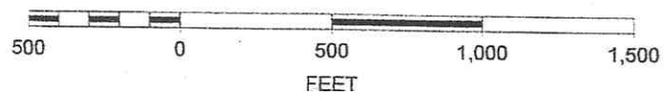
- Existing Zone Districts
AG-Agricultural
HS-Highway Service
R-Residential
C1-Retail/Commercial
LI-Light Industrial
CDZ-Corporate Development

AG DISTRICT STUDY AREA 2
AERIAL MAP
JULY 2010

-  Parcels
-  Aerial
-  Aerial (Color High)

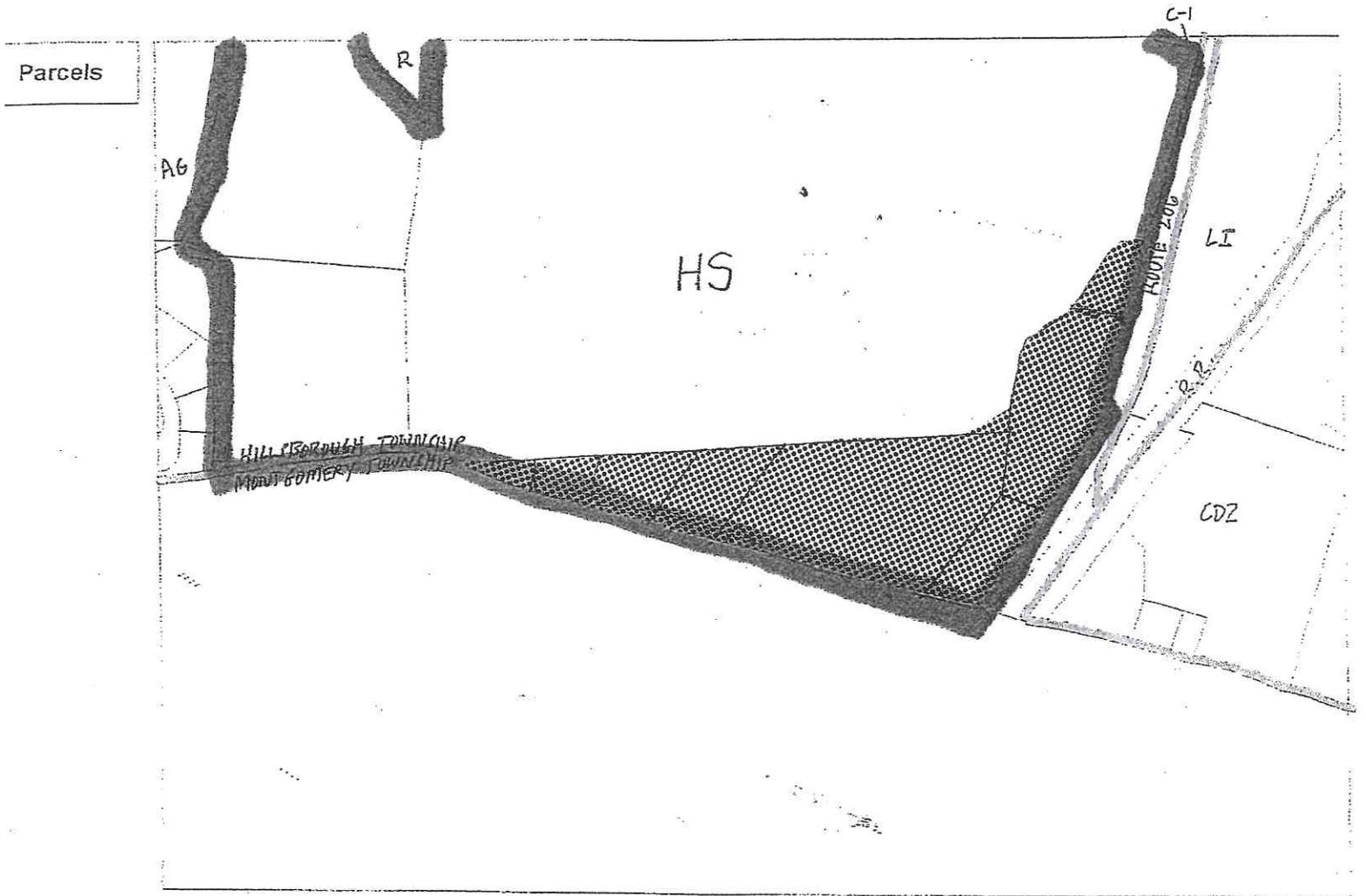


SCALE 1 : 7,597

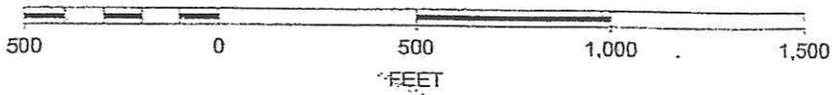


MASTER PLAN MAP
STUDY AREA 2
TOWNSHIP OF HILLSBOROUGH
JANUARY 2011

 HIGHWAY SERVICES



SCALE 1 : 5,996



STUDY AREA 3

Study Area 3 is shown on the accompanying LI District Study Area 3 Map. This Study Area is triangular in shape, narrowing down from Hillsborough Road at the northern end to the Montgomery Township municipal boundary at the southern end.

The Study Area is bounded by Hillsborough Road to the north, Route 206 along the western boundary and the rail line along the eastern boundary. The Route 206 Bypass alignment bisects the Study Area and connecting to Mountain View Road at the southerly terminus.

Land Use Pattern

The existing land use pattern in Study Area 3 indicates that the northernmost property contains a self-storage facility and the adjacent property to the south contains a nursery/landscape contractor business. The 3 southernmost properties are presently vacant. The vacant properties contain over 64 acres.

The Route 206 Bypass alignment extends through a portion of Lots 3 and 4.

Vacant, wooded land and a small office building occupy the area south of Study Area 3 on the east side of Route 206 across the Montgomery municipal boundary.

Existing Zoning

The entire Study Area 3 is located in the LI, Light Industrial District which permits the following uses:

- Research and product development laboratories
- Offices, including medical offices and veterinary hospitals
- Computer centers, data processing and communications facilities
- Pharmaceutical research and development operations
- Pilot plants
- Solar, wind and other alternative energy research and development facilities
- Warehousing, shipping and receiving located completely in an enclosed building
- The manufacturing, processing, finishing and assembly of products completely within an enclosed building
- Child-care centers
- Utilities
- Public playgrounds, conservation areas, parks and other public gathering places
- Agricultural support services

- Garden centers or plant nurseries
- Home Improvement centers
- Farm markets
- Contractor facilities
- Industrial or office parks
- Commercial instructional facilities
- Retail sales of goods and services limited to products manufactured by that company
- Fiduciary institutions
- Indoor recreation facilities and wellness centers

Study Area 3 is surrounded by the AG, Agricultural District to the east, the LI, Light Industrial District to the north and the C1, Retail/Commercial District and the HS, Highway Service District which occupy a majority of the properties across Route 206 to the west.

Planning Considerations

The southern portion of Study Area 3 is isolated from the remainder of the LI District to the north by the Route 206 Bypass alignment. This portion of Study Area 3 is also isolated from any development to the east by the rail line.

The existing zoning directly across Route 206 to the west consists mostly of HS, Highway Service.

Targeting any future land use designation south of the Route 206 Bypass alignment in Study Area 3 recognizes the physical isolation and constraints created by the Bypass and the rail line, as well as potential access from Route 206. However, it is also recognized that any new land use or zone designation should include entire lots, where possible, in order to avoid the creation of split lot zones.

Recommendation

It is recommended that Block 202, Lots 3 and 4, as well as Lot 23, should be incorporated into the HS, Highway Service District.

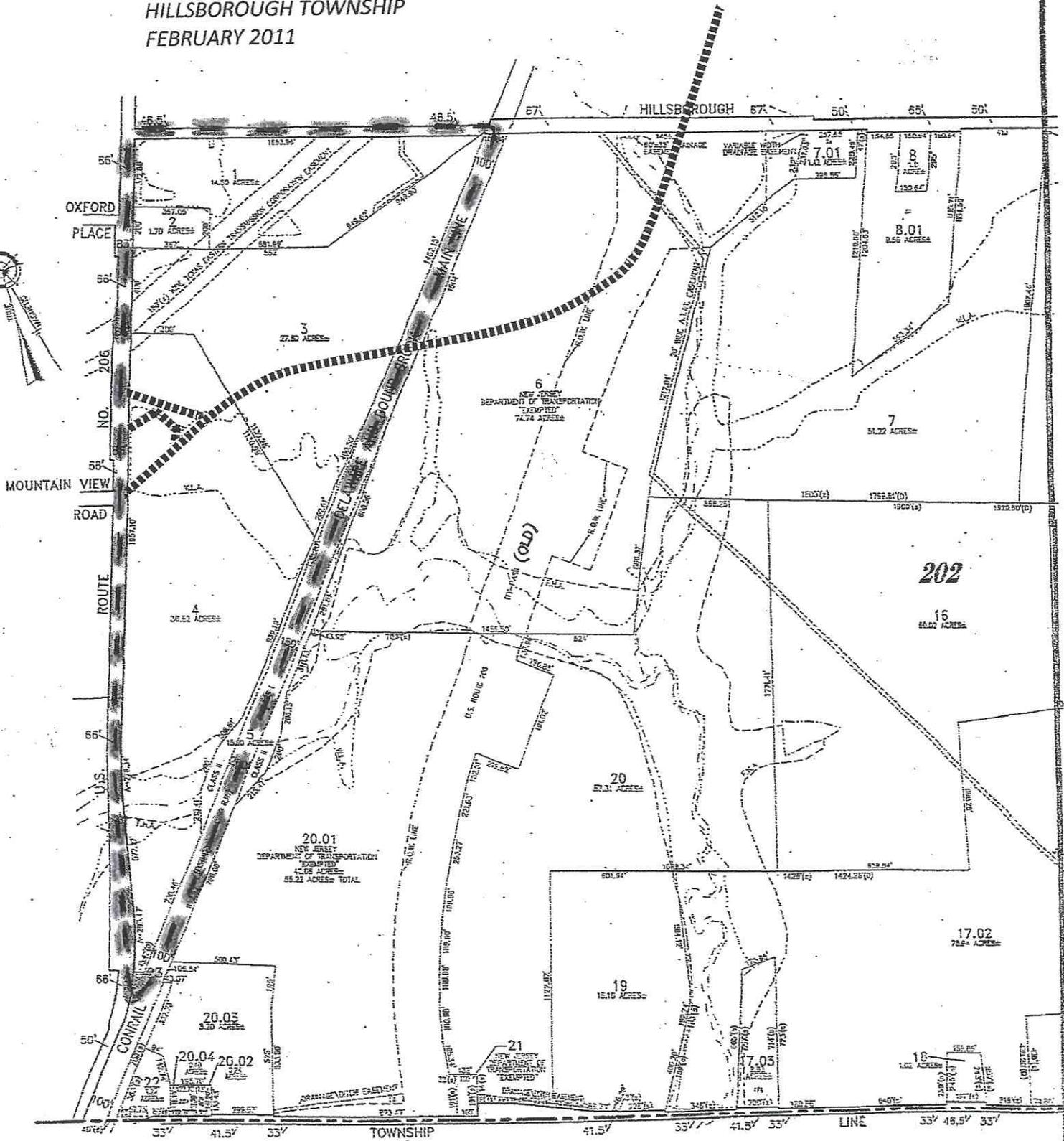
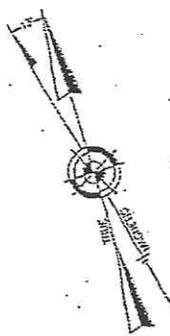
The proposed land use designation recognizes the physical isolation of a major portion of Block 202, Lots 3, 4 and 23, as described above. It also addresses potential access for these properties and would better coordinate future development standards with the HS District across Route 206. As part of the southerly 'gateway' into Hillsborough along Route 206, the zoning and design standards would be the same on both sides of the highway under this proposal.

Goals and Objectives

The proposal under consideration to change the land use/zone designation of the subject properties in Study Area 3 is in conformance with the following goals and objectives contained in the 2005 Master Plan Amendment-Phase 2:

1. Land Use Management
 - a) Provide a future land use pattern that includes agriculture (farms), recreation, employment, residential, public services and a safe and healthful environment.
2. Community Design
 - g) Encourage employment areas in close proximity to the railroad corridors & major highway facilities.
7. Economic Development
 - a) Provide expanded employment opportunities by encouraging development in appropriate areas for this purpose and consistent with available infrastructure and supporting services.
 - b) Promote employment opportunities...in locations compatible with existing and proposed development.
 - c) Encourage commercial development or redevelopment in suitable areas of the community that are most economically useful for commercial purposes.

LI DISTRICT STUDY AREA 3
 HILLSBOROUGH TOWNSHIP
 FEBRUARY 2011



ROUTE 206 BYPASS

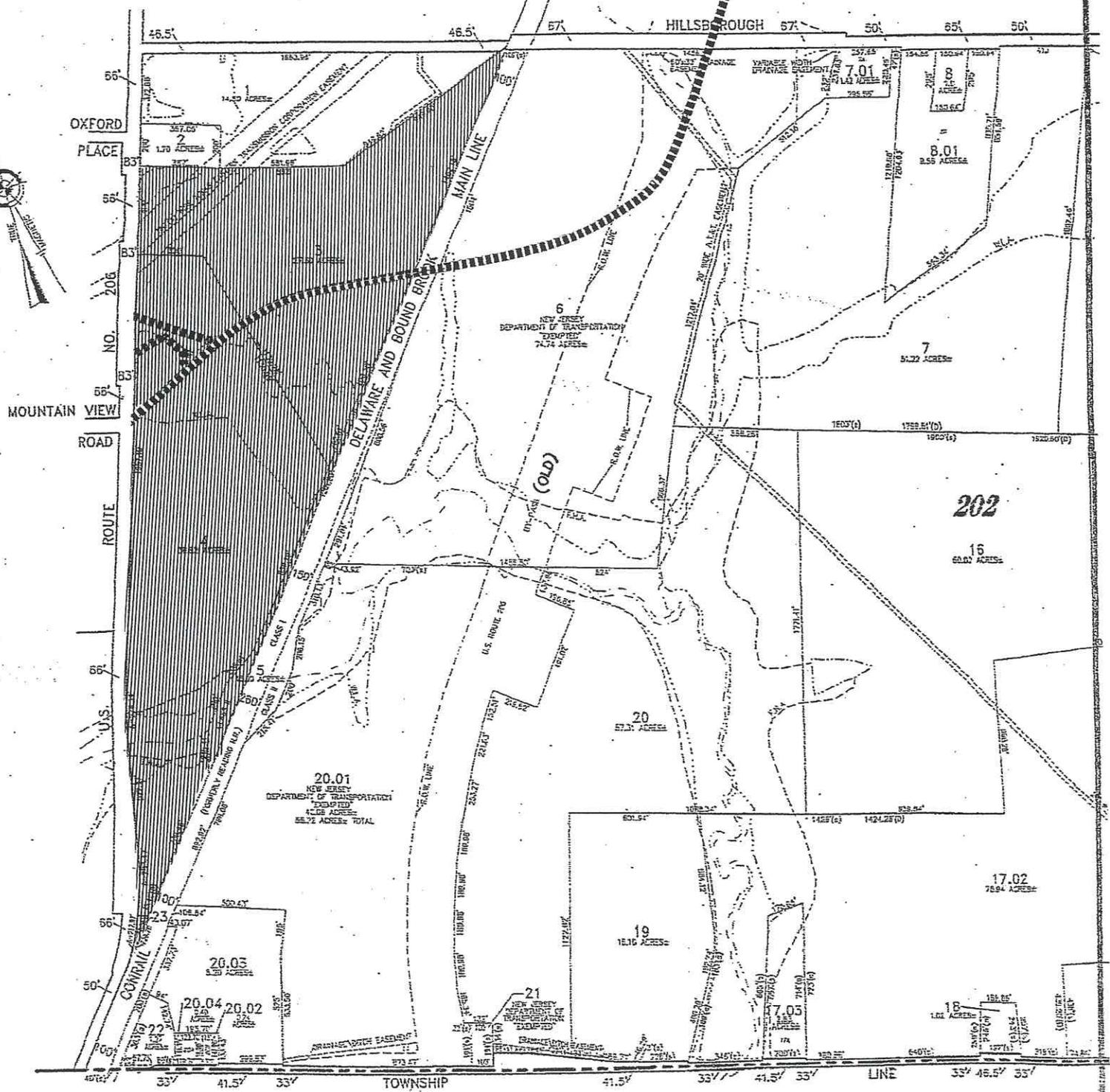
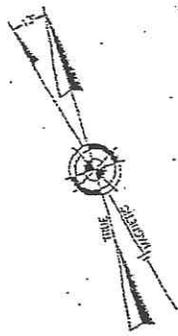
TOWNSHIP OF MONTGOMERY
 COUNTY OF SOMERSET

EXISTING PROPERTY INFORMATION

LI DISTRICT

<u>Block</u>	<u>Lot</u>	<u>Lot Area</u>	<u>Address</u>	<u>Use</u>
202	1	14.49 AC	20 Hillsborough Road	Self-storage facility
	2	1.70 AC	845 Route 206	Nursery/landscape contractor
	3	27.80 AC	Route 206	Vacant
	4	36.82 AC	Route 206	Vacant
	23	0.138 AC	Route 206	Vacant

MASTER PLAN MAP
 STUDY AREA 3
 HILLSBOROUGH TOWNSHIP
 FEBRUARY 2011



-  ROUTE 206 BYPASS
-  HIGHWAY SERVICES

TOWNSHIP OF MONTGOMERY
 COUNTY OF SOMERSET



Township of Hillsborough

COUNTY OF SOMERSET
MUNICIPAL BUILDING
379 SOUTH BRANCH ROAD
HILLSBOROUGH, NEW JERSEY 08844

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**RESOLUTION
HILLSBOROUGH TOWNSHIP PLANNING BOARD
COUNTY OF SOMERSET
STATE OF NEW JERSEY**

**RESOLUTION APPROVING ADOPTION OF THE
MASTER PLAN AMENDMENT
LAND USE ELEMENT-MARCH 2011**

WHEREAS, the Planning Board of the Township of Hillsborough, County of Somerset, State of New Jersey, adopted its original Master Plan in 1965, which plan has been frequently amended and reexamined; and

WHEREAS, the Master Plan Subcommittee has recommended an amendment to the Master Plan Land Use Element which addresses the land use designation in 3 areas of the Township; and

WHEREAS, the Planning Board reviewed the recommendations of the Master Plan Subcommittee to revise the land use designation in 3 areas of the Township; and

WHEREAS, the first area to be affected by a change in land use designation consists of Block 143, Lots 3 and 4, located on New Centre Road and Valley Road; Block 150, Lots 3, 4, 4.01, 5, 6, 8, 8.01, 8.02 and 9 and Block 151.09, Lots 218, 219, 223 and 224, located between Beekman Lane and Auten Road; and Block 150, Lots 10 and 11, located on Auten Road; and

WHEREAS, it is recommended that Block 143, Lots 3 and 4 be designated as general industrial; and

WHEREAS, it is recommended that Block 150, Lots 3, 4, 4.01, 5, 6, 8, 8.01, 8.02 and 9 and Block 151.09, Lots 218, 219, 223 and 224 be designated as agricultural; and

WHEREAS, it is recommended that Block 150, Lots 10 and 11 be designated as residential; and

WHEREAS, a majority of the properties located in the area encompassed by the recommended first change in the land use designation are currently in the ED, Economic Development District, which permits corporate development on 50 acre lots and which is not appropriate due to the existing lot sizes and location; and

WHEREAS, a majority of the properties located in the area encompassed by the recommended first change in the land use designation are currently used for agricultural purposes and residential uses; and

WHEREAS, the recommended land use changes better reflect the potential use for the properties located in the area encompassed by the recommended first change in the land use designation; and

WHEREAS, the second area to be affected by a change in land use designation consists of Block 180.01, Lots 42, 43, 44, 45, 46, 47, 48, 49 and 50, located on the west side of Route 206 at the Montgomery Township municipal boundary; and

WHEREAS, it is recommended that Block 180.01, Lots 42, 43, 44, 45, 46, 47, 48, 49 and 50 be designated as highway service; and

WHEREAS, the subject properties located in the second area to be affected by a change in land use designation are currently in the AG, Agricultural District; and

WHEREAS, there are no farming or agricultural activities presently being conducted in the second area to be affected by a change in land use designation; and

WHEREAS, the majority of the properties located in the second area to be affected by a change in land use designation are vacant and potentially provide access to a portion of the adjoining property to the north which is in the HS , Highway Service District; and

WHEREAS, the third area to be affected by a change in land use designation consists of Block 202, Lots 3 and 4, as well as Lot 23, which are mostly located south of the Route 206 Bypass alignment between Route 206 and the rail line; and

WHEREAS, it is recommended that Block 202, Lots 4 and 5, as well as Lot 23 be designated as highway service; and

WHEREAS, the subject properties located in the third area to be affected by a change in land use designation are located in the LI, Light Industrial District; and

WHEREAS, the subject properties located in the third area to be affected by a change in land use designation are generally physically isolated and constrained by the location south of the Route 206 Bypass alignment between Route 206 and the rail line; and

WHEREAS, the recommended land use designation change would provide an opportunity for a more coordinated 'gateway' to be developed at the southern end of the Route 206 corridor in Hillsborough Township in conjunction with the established highway service properties across Route 206; and

WHEREAS, the Planning Board of the Township of Hillsborough wishes to formally approve an Amendment to the Master Plan-Land Use Element February 2011 containing recommendations to change the land use designation in 3 areas of the Township.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the Township of Hillsborough, County of Somerset, State of New Jersey hereby adopts the Master Plan Amendment-Land Use Element February 2011 which is attached hereto and made a part hereof; and recommends that the Township Committee rezone the following properties in conjunction with the recommended land use designation changes:

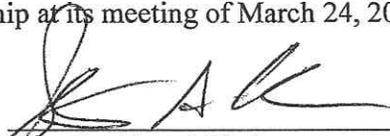
- Block 143, Lots 3 and 4 be designated as general industrial

- Block 150, Lots 3, 4, 4.01, 5, 6, 8, 8.01, 8.02 and 9 and Block 151.09, Lots 218, 219, 223 and 224 be designated as agricultural
- Block 150, Lots 10 and 11 be designated as residential
- Block 180.01, Lots 42, 43, 44, 45, 46, 47, 48, 49 and 50 be designated as highway service
- Block 202, Lots 4 and 5, as well as Lot 23 be designated as highway service

BE IT FURTHER RESOLVED that a certified copy of this resolution and the Master Plan Amendment-Land Use Element March 2011 shall be filed with the Hillsborough Township Clerk and forwarded to the Somerset County Planning Board and the municipal clerks of each adjoining municipality

CERTIFICATION

Certified to be a true copy of a resolution adopted by the Planning Board of Hillsborough Township at its meeting of March 24, 2011.



Planning Board Chairman

^{SAC}
3/24/2011

Date