

HILLSBOROUGH TOWNSHIP PLANNING BOARD
PUBLIC MEETING MINUTES
January 22, 2015

Chairman Dr. Sireci called the Planning Board Public Meeting of January 22, 2015 to order at 7:32 p.m. All stood for the Pledge of Allegiance. The meeting took place in the Courtroom of the Municipal Complex.

Chairman Dr. Sireci announced the meeting had been duly advertised according to Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975 ("Sunshine Law").

ROLL CALL

Deputy Mayor Greg Burchette - Present	Sam Conard - Absent
Michael Merdinger - Absent	Dr. Steven Sireci, Jr., Chairman - Present
Committeeman Frank DelCore - Absent	Robert Wagner, Jr. - Present
Steve Cohen, Vice Chairman - Absent	Robert Peason (Alt. #1) - Present
Dr. Daniel Marulli, Secretary - Present	Shawn Lipani (Alt. #2) - Absent
Neil Julian - Present	

Also present: Bruce Rydel, P.P., AICP, Director of Planning; Eric M. Bernstein, Esq. (Eric M. Bernstein, & Associates) Board Attorney; William H.R. White, III, P.E., C.M.E., (Maser Consulting, P.A.) Board Engineer; Lucille Grozinski, C.C.R., Board Court Reporter; and Caz Bielen (Premier Media, LLC), Board Videographer.

PLANNING BOARD BUSINESS

□ **WORK MEETING - Concept Review - Master Plan Amendment - Eastern Amwell Gateway Area**

Chairman Dr. Sireci briefly described the purpose of a business meeting and reminded everyone that no formal action will take place except perhaps any action regarding Planning Board meeting dates and agendas.

Chairman Dr. Sireci went on to discuss the Master Plan Amendment related to the Town Center, Gateway areas, and the Bypass.

Using a map, Chairman Dr. Sireci described the current zoning of the area which includes Home Occupation Office District (HOO) and the Transitional Economic Development District (TECD).

The HOO district is for businesses that are run out of a house, which is a type of business that is no longer common and does not fit the usage of this area.

There was mention of the original amendment in 2005, in which a transit oriented village would be created around an expected train station. The train station idea was subsequently set aside, so the zoning needs to be adjusted. The new concept was to replace it with the Gateway A District (GA) and establish the Gateway C District (GC). The GC would be a lower intensity version of the Gateway B District (GB). The current HOO and CDZ zoning would have to be eliminated from this Eastern Amwell Gateway Area.

Chairman Dr. Sireci noted that the State owns a large portion of the area in question for the proposed Bypass. That area would not be developed for any purpose other than the Bypass.

There is also some residential zoning in the area. Chairman Dr. Sireci clarified that if the zoning was changed, all residential houses would be "grandfathered" in, meaning that the existing houses would not become illegal.

The other zones being replaced, the Corporate Development Zone (CDZ), and the HOO, are not relevant in this Eastern Amwell Gateway Area.

This Master Plan Amendment was already adopted by the Planning Board in 2013 under the name of Transit Ready Development District. The name for this area has changed but it is essentially the same amendment. The reason for this meeting is so the Board can become re-familiar with the amendment and discuss it. The Board may also wish to recommend it as a future agenda item

Chairman Dr. Sireci went over the process in which zoning ordinances and new zoning are adopted.

There was some discussion on why this is being proposed and why now.

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It was noted that the process to enact this new zoning began two years ago. It was delayed due to the passing of the Township Planner, Bob Ringelheim.

Mr. Julian noted there are a lot of good, sustainable ideas in the proposal including bicycle paths and open park-like areas.

Bruce Rydel, P.P., Director of Planning, gave a synopsis of the GA and TECD permitted uses. He noted that the GC would have to be created but the uses would be similar to the GB. It would contain low-intensity uses like offices.

There was a brief discussion on the Green Village District and affordable housing.

Chairman Dr. Sireci further described the uses proposed for the GC. Using the surrounding areas, he gave examples of those types of uses.

There was more discussion on the Route 206 Bypass. It was noted that funding for the project is questionable at the moment and the Bypass cannot be completed until additional funding is made available.

The Board talked about how the proposed zoning is appropriate for this area due to an available bus station area.

There was some discussion on the residential zoned area that will be changed. Chairman Dr. Sireci clarified that houses in that area will be able to remain as residential houses. He also made the point that the lots are rather large and that it is not a dense residential area.

There was more discussion on the train station. Mr. Rydel noted Freeholder Palmer is an advocate for the project. Chairman Dr. Sireci clarified a train station would only be useful if it connected to major stations.

Chairman Dr. Sireci asked if this could be placed on the March 12, 2015 agenda.

The Board discussed the upcoming meetings. It is decided that February 12, 2015 is too soon to have all the information available and there is nothing else on that agenda.

The meeting on February 26, 2015 is a business meeting for the Capital Planning budget.

The scheduled March 5, 2015 agenda has development applications.

The Board decided to add the recommendation for this Amendment to the agenda for March 12, 2015. They will recommend this Amendment to the Township Committee, as it has been done previously. The zoning ordinance for the Gateway C should be prepared to be reviewed as well. Chairman Dr. Sireci noted that the GC will be very similar to the GB but without the retail.

There was a motion to cancel Feb 12, 2015 meeting and it was seconded. All in favor - aye, Opposed - none. Motion carried.

BUSINESS FROM THE FLOOR

None

ADJOURNMENT

The meeting adjourned at 8:19 p.m.

Submitted by:
Caitlin Davis, Planning and Zoning Clerk

Reviewed by:
Bruce J. Rydel, P.P., AICP, Director of Planning