



Township of

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

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

TOWNSHIP OF HILLSBOROUGH **PLANNING BOARD PUBLIC MEETING AGENDA** **July 09, 2015** **Municipal Courtroom - 7:30 P.M.**

CALL TO ORDER **PLEDGE OF ALLEGIANCE**

NOTICE OF MEETING - This meeting has 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	_____ Sam Conard
_____ Michael Merdinger	_____ Dr. Steven Sireci, Jr., Chairman
_____ Committeeman Frank DelCore	_____ Robert Wagner, Jr.
_____ Steve Cohen, Vice Chairman	_____ Robert Peason (Alt. #1)
_____ Dr. Daniel Marulli, Secretary	_____ Shawn Lipani (Alt. #2)
_____ Neil Julian	

DISPOSITION OF MINUTES

- May 14, 2015
- June 04, 2015

DISPOSITION OF RESOLUTIONS

- Amwell Commons (RPM Development, LLC) - File 15-PB-09-MSRV/SR

PLANNING BOARD BUSINESS

- Review of Acoustical Analysis and Expert Witness Services - RE: Pierson Properties, LLC, B. 151.09, L 220
Proposals: The Noise Consultancy, LLC
Russell Acoustics, LLC

SPECIAL COMMITTEE REPORTS

BUSINESS FROM THE FLOOR

CONSIDERATION OF ORDINANCES

PUBLIC HEARING - SUBDIVISION/SITE PLAN APPLICATIONS

- GLEN GERY (GG RE Co.)** - File 15-PB-04-MR - Block 182, Lots 10, 11, 12, 45 & 46 - 95 Hamilton Road. Applicant seeking Minor Subdivision with Waivers to reconfigure lot lines by merging all five lots totaling 238.7 acres, then subdividing a lot in the southeasterly corner to create one lot consisting of approximately 25.494 acres (Proposed Lot 46), with the remaining lot (Proposed Lot 11) approximately 213.25 acres of remaining land, on property in the M, Mining District. (EC Review: 03-23-15).
ADJOURNED UNTIL FURTHER NOTICE (TOD: until 09-30-15).
- Pierson Properties, LLC** - 15-PB-05-MSRV - Block 151.09, Lot 220 (formerly known as Block 151, Lot 2) - 340 Valley Road. Applicant seeking Minor Site Plan Approval and 'c' Bulk Variances from Minimum Front Yard Setback (pre-existing nonconforming) and Minimum Rear Yard Setback (pre-existing nonconforming), for existing structures, to convert the pre-existing outdoor manufacturing concrete production facility to an asphalt production facility with new asphalt production equipment and delineated parking; and to eliminate the existing residential dwelling and convert to office use ancillary

to the primary manufacturing use, on property in the GI Zoning District. (Additional reports provided 05-29-15 at the request of the Environmental Commission) (EC Reviews: 05-18-15 / 06-08-15). **Continued from June 11, 2015 without further notice (TOD: 09-04-15).**

Page 1 of 2

- **Richmond Properties, LLC** - 15-PB-07-MJV - Block 182, Lots 2 & 2.01 - Sunnymead Road & Falcon Road. Applicant seeking Preliminary and Final Major Subdivision Approval and 'c' Bulk Variance for relief from setbacks, to subdivide 14.0739 acres into 5 single family dwelling lots, one of which will contain the existing dwelling and accessory structure (variances required for block shed), on property in the RA, Residential / Agricultural Zoning District and within the AHZ, Airport Hazard Area. **Revised Plans submitted 06-23-15** (EC Review: 05-18-15). **Adjourned from June 04, 2015 WITH re-notice (TOD: 08-19-15).**

CORRESPONDENCE

- Block 49, Lot 1 - HHPC 15-01 meeting letter

ADJOURNMENT

NEXT MEETINGS:
July 23, 2015 - Business Meeting
August - NO Meetings
September 03, 2015 - Regular Meeting

DRAFT