

Minutes of the Regular Meeting of the Township Committee of the Township of Hillsborough, in the County of Somerset, State of New Jersey, held in the Municipal Complex at 7:30 p.m. on the above date.

Upon call of the roll, the following Committee members were recorded present: Committeeman Frank DelCore, Committeeman Carl Suraci, and Deputy Mayor Greg Burchette. Mayor Doug Tomson and Committeewoman McCauley were noted as absent. Also, in attendance were Township Clerk Pamela Borek, Township Administrator Anthony Ferrera, Township Attorney William Willard and Township Labor Attorney Eric Bernstein.

Deputy Mayor Burchette stated that Mayor Tomson is away on assignment with his employer and he, as Deputy Mayor will preside over this meeting.

SALUTE TO THE FLAG

Following roll call, Deputy Mayor Burchette advised that in accordance with Section 5 of the Open Public Meetings Act, Chapter 231, of the Public Laws of 1975, that notice of this meeting was made by the posting on the bulletin board at the Hillsborough Township Municipal Complex and notifying the officially designated newspapers that this meeting would take place at the Hillsborough Township Municipal Complex at 7:30 p.m. May 12, 2015.

APPROVAL OF MINUTES

- *Approval of the April 14, 2015 Regular Session*

Upon a motion by Committeeman Delcore, seconded by Deputy Mayor Burchette, the minutes of the April 14, 2015 Regular Session was approved upon the call of the roll with the exception of Committeeman Suraci who abstained.

REPORTS FROM COMMITTEE LIAISONS, AND RECEIPT OR REPORTS, PETITIONS OR COMMUNICATIONS

Committeeman DelCore

Committeeman DelCore noted that The Economic & Business Development Commission (EBDC) had the Spring Networking Event on Monday, May 4, 2015 at the Polish Falcons. There were approximately 130 attendees and keynote speakers from the BAN and NJEDA. Mayor Tomson and Deputy Mayor Burchette were in attendance. Committeeman DelCore thanked the EBDC, Gene Strupinsky and the Polish Falcons for a great event.

Committeeman DelCore announced that registration for the 2015 Summer Recreation Camps is now available on the Township website. Camp begins on June 22nd and continues through August 14th; camps are open from 7:00 a.m. until 6:00 p.m. Extended Camp will be the week of August 17th through August 28th.

Committeeman DelCore stated that the Mayor's Wellness Campaign and the Hillsborough Health Department joined forces to present a 6 week workshop to address chronic illnesses. The Stanford Chronic Self Management Plan is a 6 week, one session per week, chronic disease workshop covering fitness, exercise, nutrition, managing symptoms, pain, fatigue, treatment decisions, and developing health related action plans. This workshop is designed to help those dealing with chronic conditions such as arthritis, asthma, obesity, heart disease, COPD, diabetes, hepatitis, osteoporosis, Lyme disease, and other chronic conditions. The series of 6 workshops will be held once per week on Thursdays, beginning May 28th, from 4:45 pm to 7:15 pm at the Hillsborough Municipal Building.

To register, please contact Devangi at the Montgomery Township Health Department at 908-533-9331. Space is limited and registration is required.

Committeeman DelCore noted that there are still clean-up coupons available for access to the Auten Road Facility. These coupons can be obtained at the Department of Public Works facility between the hours of 7:00 am until 3:00 pm. Please be sure to check out Friday's e-newsletter.

Committeeman Suraci

Committeeman Suraci stated that any community based, non-profit organizations that wish to participate in the Memorial Day Parade are invited to sign up online through the Parks and Recreation website.

Committeeman Suraci noted that all Veterans, Spouses and Widows are invited to register for the Annual Salute to Veterans Breakfast by visiting the Recreation website, by calling the Recreation Department at 908-369-4832 or by completing a registration form available at the Administration Office. Please keep in mind that individual flyers were NOT mailed, so be sure to register.

Committeeman Suraci announced that Saturday, June 13th is the 2nd annual Flag Day Festival in downtown Somerville. The purpose of this event is to foster pride for our flag and our country. Be sure to tune in to future editions of the Friday e-newsletter for more information. Please feel free to grab a registration card if you do not get the Friday e-news.

Committeeman Suraci stated that further down on tonight's agenda, we will be having the credit card grant presentations. There is information on the back table on how to obtain a Hillsborough Rewards Visa Card.

Committeeman Suraci noted that volunteers are needed for the upcoming YMCA Hillsborough Hop race on Saturday, May 30th. Over 100 Volunteers are needed for this event. Please contact the YMCA directly if you are interested in volunteering.

Deputy Mayor Burchette

Deputy Mayor Burchette announced that Hillsborough resident and World War II Army Veteran Leo Hornsby will lead Hillsborough's 2015 Memorial Day Commemoration Ceremonies on May 23rd as the Grand Marshal.

Deputy Mayor Burchette, announced that The Hillsborough Millstone Municipal Alliance is hosting a night of awareness and education about the dangers of underage drinking and prescription drug abuse

on Wednesday, May 27th here in the multipurpose room. There will be pizza at 6:30PM and program starts at 7:00pm. This FREE program is open to all adults and kids ages 10 and up. Registration is NOT required.

Deputy Mayor Burchette noted that the Shop Hillsborough Program, which was started last fall, reports that over \$31,000 in rebates have been accumulated which will translate to property tax credits or reward checks. This has been a very successful program not only for the businesses in the Township but also the card holders who are utilizing their cards to earn tax savings and reward checks.

Township Administrator, Anthony Ferrera announced that the Township is bringing back the Hillsborough Township Community Map. The original map was drawn 20 years ago.

Deputy Mayor Burchette stated that the original artist for the Township Map was here to say a few words.

Doreen Lorenzetti, a lifelong Hillsborough resident, is the artist responsible for the original map. Ms. Lorenzetti's goals for creating the new map are to express and illustrate each business with the unique qualities they have. Ms. Lorenzetti is looking forward to meeting with the businesses interested in this project. Information for those interested is available through the Hillsborough Business Association.

PRESENTATIONS

Deputy Mayor Burchette invited Dr. Schiff to present the school budget.

- **PRESENTATION OF SCHOOL BUDGET, Dr. Jorden Schiff, Superintendent of Schools**

Dr. Jorden Schiff, Superintendent of Hillsborough Schools, gave a power point presentation on the proposed 2015-2016 School Budget.

Dr. Schiff gave an overview of the improvements that will take place under the new budget.

Dr. Schiff also highlighted the cost drivers and cost savers within the budget and stated that more information regarding the 2015-2016 budget can be found on the district website.

Deputy Mayor Burchette thanked Dr. Schiff for his presentation.

Dr. Schiff thanked the Township Committee for acknowledging all of the athletes, and teachers each month for all of their achievements.

- **PRESENTATION OF CREDIT CARD ADVISORY COMMITTEE GRANTS**

Committeeman Suraci stated that the Hillsborough Rewards Visa Credit Card is at no cost to taxpayers, fully funded just by using the card. With the Hillsborough Rewards Visa Credit Card a small amount comes back into our trust fund, and consumers receive rewards just by using the Card. Since the

program's inception, over \$37,000 has been awarded to date and the six groups are sharing over \$3,000 tonight.

Committeeman Suraci asked Marie Avolio to introduce the recipients: Senior Citizens Chapter A, Senior Citizens Group B, Steps Together, Resource Center of Somerset, Girl Scouts Service Unit 72, Hillsborough Rockettes.

PROCLAMATIONS / APPOINTMENTS

- ***Proclamation honoring Somerset County's Woman of the Year Audrey Blumberg***

WHEREAS, Hillsborough Township resident Audrey Blumberg has been recognized by the Somerset County Commission on the Status of Women in celebration of Women's History Month; and

WHEREAS, Ms. Blumberg was honored with the "Journalism/Media" award at the Annual Outstanding Women in Somerset County awards dinner; and

WHEREAS, Ms. Blumberg, is the owner of The Breeze, a monthly newspaper and news website covering Bridgewater and Raritan Townships; and

WHEREAS, Ms. Blumberg has been a major contributor to local area media outlets in the past such as local editor for the Bridgewater Patch website, as well as a municipal reporter for the Hillsborough Beacon; and

WHEREAS, Ms. Blumberg has been awarded the New Jersey Press Association award four years in a row for reporting and writing.

NOW, THEREFORE, BE IT PROCLAIMED by the Mayor and Township Committee of the Township of Hillsborough that Ms. Audrey Blumberg is hereby recognized for her many contributions to the community.

BE IT FURTHER PROCLAIMED that we, the Mayor and Township Committee of the Township of Hillsborough, join the Somerset County Commission on the Status of Women in saluting Ms. Audrey Blumberg for being honored with the "Journalism/Media" award and thank her for her dedication.

- ***Proclamation declaring May 29, 2015 as Fifth Grade Colonial Day in Hillsborough, New Jersey***

WHEREAS, the teachers and students of Auten Road Intermediate School wish to celebrate our Colonial Heritage by hosting a Fifth Grade Colonial Day; and

WHEREAS, the fifth graders will take part in a day of educational and creative activities representative of colonial times; and

WHEREAS, the students will attend Colonial activity sessions including writing with quills, constructing whirlygigs, creating wampum bracelets, making butter, and playing Table Top Nine Pins, checkers, and other games; and

WHEREAS, The Museum of Early Trades & Crafts will give demonstrations on tin punching, colonial trades, and making marbles and star books; and

WHEREAS, the day will culminate with presentations by the Old Barracks Fife & Drum Corps including live music, demonstrations of marching forms, explanations of soldiers' lives, and the introduction to important colonial figures.

NOW, THEREFORE, BE IT PROCLAIMED that we, the Mayor and the Township Committee of the Township of Hillsborough, do hereby proclaim May 29, 2015 as Fifth Grade Colonial Day in Hillsborough, New Jersey and wish a great day of old time fun to the students and staff of the Auten Road Intermediate School.

- **Proclamation declaring May-16, 2015 as Food Allergy Awareness Week**

WHEREAS, as many as 15 million Americans have food allergies; nearly 6 million are children under the age of 18; and

WHEREAS, research shows that the prevalence of food allergies is increasing among children; and

WHEREAS, the eight foods causing 90% of all allergic reactions in the U.S. are shellfish, fish, milk, eggs, tree nuts, peanuts, soy, and wheat; and

WHEREAS, symptoms of a food-allergic reaction can include hives, vomiting, diarrhea, respiratory distress, swelling of the throat; possibly resulting in death; and

WHEREAS, according to the Centers for Disease Control and Prevention, food related allergic reactions results in more than 300,000 ambulatory care visits a year involving children under 18, resulting from when an individual unknowingly eats a food containing an ingredient to which they are allergic; and

WHEREAS, there is no cure for food allergies and scientists do not understand why, therefore strict avoidance of the offending food is the only way to prevent an allergic reaction; and

WHEREAS, anaphylaxis is a serious allergic reaction that is rapid in onset and may cause death; and

WHEREAS, Food Allergy Research & Education (FARE) is a national, nonprofit organization dedicated to improving the quality of life and the health of individuals with food allergies, and to provide them hope through the promise of new treatments.

NOW THEREFORE BE IT PROCLAIMED *that we the Mayor and the Township Committee of the Township of Hillsborough, do hereby declare May as Food Allergy Awareness month.*

BE IT FURTHER PROCLAIMED *that we, the Mayor and the Township Committee encourage all residents to be educated and aware of the signs, symptoms and severity of food allergies.*

- **Proclamation honoring the Hillsborough High School Boys Basketball Team**

WHEREAS, the 2014-2015 Hillsborough High School Boys Basketball Team had a very successful season because of their hard work and dedication; and

WHEREAS, the 2014-2015 Hillsborough High School Boys Basketball Team comprised of the following young athletes: Dylan Finer, Sam Wakai, Mike DeCicco, Kyle Jeney, John Clifford, Mike Reilly, Rob Askes, Luke Finer, Joe Suseck, Jimmy Suseck, Kyle Bergen, Ken Schengrund, Steve Rudd, and Sean Plaskon reached exceptional achievements; and

WHEREAS, the Hillsborough High School Boys Basketball Team was led by Head Coach Ian Progin and Assistant Coaches Chris Fox, JR Spencer and Brandon Shamy; and

WHEREAS, the Hillsborough High School Boys Basketball Team earned the title of NJSIAA Central Jersey Group 4 State Champions; and

WHEREAS, the Hillsborough High School Boys Basketball Team finished the season with a record of 15 wins and 13 losses.

NOW, THEREFORE, BE IT PROCLAIMED *that we, the Mayor and Township Committee of the Township of Hillsborough, do hereby commend all of the members of the Hillsborough High School Boys Basketball Team, not only for the awards and championships they have won, but also for their unwavering teamwork, dedication, and sportsmanship throughout the season.*

BE IT FURTHER PROCLAIMED *that we, the Mayor and the Township Committee, further commend the Boys Basketball Team for the honor that they have brought to themselves, their team and our community through their many achievements.*

- **Proclamation honoring Ian Progin as Courier News All-Area Coach of the Year**

WHEREAS, Coach Ian Progin, Hillsborough Township Resident and Hillsborough High School Basketball Coach, was recognized as the Courier News All Area Basketball Coach of the Year and Star Ledger Conference Coach of the Year for 2014-2015 season; and

WHEREAS, Coach Progin has been the head coach of the Hillsborough High School Boys Basketball Team for the past 12 years with an overall coaching record of 188 wins and 101 losses; and

WHEREAS, In 2013-14 Coach Progin led the Hillsborough High School Boys Basketball Team to the Skyland Conference Delaware Division Championship and the Somerset County Championship, marking the first time in Hillsborough High School's history that a Boys Basketball team captured a county championship. The team also broke the school record for wins that season with a record 22 wins and 3 losses; and

WHEREAS, In 2011-2012, Coach Progin was named Courier News All Area Basketball Coach of the Year in and Somerset County Coach of the Year; and

WHEREAS, under the leadership of Coach Progin, the Hillsborough High School Boys Basketball Team's accomplishments represent our schools and his hometown with the highest standards of integrity and sportsmanship.

NOW, THEREFORE, BE IT PROCLAIMED that we, the Mayor and Township Committee of the Township of Hillsborough, do hereby commend Coach Ian Progin, for his unwavering commitment and dedication to the youth of our community.

BE IT FURTHER PROCLAIMED that we, the Mayor and the Township Committee, further commend Coach Ian Progin in honor as the Courier News Basketball Coach of the Year and wish him continued success in the future.

NEW BUSINESS

- None

PUBLIC COMMENT ON NEW BUSINESS AND MATTERS NOT ON THE AGENDA

Susan Gulliford, resident of Hillsborough spoke in support of the Hillsborough Township Library. Ms. Gulliford feels the library is being grouped into the SCLSNJ group rather than be recognized as an individual library.

PUBLIC HEARINGS

ORDINANCE 2015-03 AN ORDINANCE AMENDING CHAPTER 169 OF THE CODE OF THE TOWNSHIP OF HILLSBOROUGH, TITLED "FIRE ZONES", SECTION 5, TITLED "FIRE ZONES DESIGNATED"

EXPLANATION: This will change and add Fire Zone designations as listed. These have been recommended by the Chief Fire Marshal Weniger.

BE IT ORDAINED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that Chapter 169 of the Code of the Township of Hillsborough, titled "Fire Zones", Chapter 5, titled "Fire Zones Designated", is hereby amended as follows:

Section 1. Section 169-5 is hereby amended by removing the following text:

- (36) CTSP
- (46) Maximum Fitness
- (51) Summerville Assisted Living at,

Section 2. Section 169-5 is hereby amended by adding the following:

- (73) 39 East Mountain Road (Block 12, Lot 27)
 - (a) Beginning at the northeast corner of building extending 292 feet south.
 - (b) Beginning at the southeast corner of building extending 276 feet west.
 - (c) Beginning at the southwest corner of building extending 238 feet north for the entire width of the roadway.
- (74) Gateway at Sunnymeade (Block 141, Lot 7.02)
 - (a) Beginning at a point 70 feet east of the southeast corner of 2 Lilly Road and extending 380 feet northwest.
 - (b) Beginning at the southeast corner of 22 Lilly Road and extending 589 feet north.
 - (c) Beginning at the northwest corner of 20 Lilly Road and extending 276 feet southeast for the entire width of the roadway.
 - (d) Beginning at the southwest corner of 21 Gateway Boulevard and extending 505 feet northeast for the entire width of the roadway.
 - (e) Beginning at the northeast corner of 60 Hankin Road and extending 265 feet northwest for the entire width of the roadway.
 - (f) Beginning at the southeast corner of 35 Reed Road and extending 458 feet southwest for the entire width of the roadway.
 - (g) Beginning at the southeast corner of 2 Reed Road and extending 565 feet north.
 - (h) Beginning at the southeast corner of 71 Solga Road and extending 318 feet west.
 - (i) Beginning at the southwest corner of 13 Solga Road and extending 129 feet northeast for the entire width of the roadway.
 - (j) Beginning at the northwest corner of 25 Solga Road and extending 265 feet northeast for the entire width of the roadway.
 - (k) Beginning at the southwest corner of 77 Lilly Road and extending 210 feet northwest for the entire width of the roadway.
 - (l) Beginning at the southwest corner of 68 Gateway Boulevard and extending 273 feet northeast.
 - (m) The entire length and width of Blue Road.
 - (n) The entire length of Gateway Boulevard from Falcon Road to Kulina Circle.
- (75) 393 Amwell Road (Block 199, Lot 49)
 - (a) Beginning at the southwest corner of the building and extending 558 feet northeast for the entire width of the roadway.
- (76) 395 Amwell Road (Block 199, Lot 49)
 - (a) Beginning at the southeast corner of the building and extending 470 feet west for the entire width of the roadway.

- (b) Beginning at the southeast corner of the building and extending 243 feet south for the entire width of the roadway.
- (77) 751 Route 206 (Block 200.02, Lot 15)
 - (a) Beginning at a point 62 feet northwest of the southeast corner of the building and extending 124 feet south.
 - (b) Beginning at the southwest corner of the building and proceeding 69 feet northwest.

Section 3. Effective Date.

This Ordinance shall take effect as provided by law.

Deputy Mayor Burchette stated this ordinance will change and add Fire Zone designations as listed. These have been recommended by the Chief Fire Marshal Weniger.

Upon motion by Committeeman DelCore seconded by Committeeman Suraci to open the public hearing, the aforesaid resolution was unanimously approved upon call of the role.

Upon motion by Committeeman DelCore seconded by Committeeman Suraci, the Public Hearing was closed and Ordinance 2015-03 was adopted and unanimously approved upon call of the roll.

ORDINANCE 2015-04 AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTIES IDENTIFIED ON THE OFFICIAL TAX MAP OF HILLSBOROUGH TOWNSHIP AS BLOCK 163.05, LOTS 101, 102, 103, 104 AND 105

EXPLANATION: Pursuant to Local Redevelopment and Housing Law, this ordinance adopts a redevelopment plan for the area indicated as an area in need of rehabilitation.

WHEREAS, the Hillsborough Township Committee undertook a preliminary investigation as to whether a study area comprised of the properties identified on the official tax map of Hillsborough Township as Block 163.05, Lots 101, 102, 103, 104 and 105 (the "Study Area") is an area in need of rehabilitation as such term is defined within the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the 'LRHL'); and

WHEREAS, as part of this preliminary investigation, the Township's affordable housing planning consultant, CME Associates, issued an area in need of rehabilitation study analyzing the Study Area and recommending that the Township Committee determine that the Study Area is an area in need of rehabilitation pursuant to the LRHL; and

WHEREAS, after referring the area in need of rehabilitation study and the proposed resolution to the Township Planning Board for its consideration and recommendations in accordance with N.J.S.A. 40A:12A-14(a), the Township Committee adopted a resolution determining that the Study Area is an area in need of rehabilitation under the LRHL; and

WHEREAS, the Township's affordable housing planning consultant, CME Associates, prepared a redevelopment plan entitled "New Amwell Redevelopment Plan, Block 163.05, Lots 101, 102, 103, 104 and 105" dated October 10, 2014 (the "Redevelopment Plan"); and

WHEREAS, the Township Committee also referred the Redevelopment Plan for the Study Area to the Township Planning Board for its consideration and recommendations in accordance with N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Planning Board adopted a Resolution on December 11, 2014, approving the findings and recommendations of the Redevelopment Plan; and

WHEREAS, the Township Committee Township Committee has reviewed the redevelopment plan and has considered the recommendations of the Township Planning Board and any public comment; and

WHEREAS, the Township Committee has determined that it is in the public interest to adopt the redevelopment plan for the Study Area.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey as follows:

1. The Township Committee hereby adopts the Redevelopment Plan attached hereto as **Exhibit A** and incorporated herein. The Redevelopment Plan shall supersede all previous zoning standards and development regulations for the Study Area. The Redevelopment Plan authorizing redevelopers, once they are approved by and entered into a Redevelopment Agreement with the Township, to undertake rehabilitation projects within the Study Area.
2. The Township Committee hereby amends the zoning district map of the Township of Hillsborough to reflect the rezoning of the Study Area pursuant to the Redevelopment Plan. The amended zoning district map is within the Redevelopment Plan attached hereto as **Exhibit A** and incorporated herein.
3. This Ordinance shall take effect immediately upon final adoption and publication as required by law.

Deputy Mayor Burchette stated this ordinance is pursuant to Local Redevelopment and Housing Law, this ordinance adopts a redevelopment plan for the area indicated as an area in need of rehabilitation.

Upon motion by Committeeman DelCore seconded by Committeeman Suraci to open the public hearing, the aforesaid resolution was unanimously approved upon call of the role.

Committeeman DelCore stated that this redevelopment plan is part of the Affordable Housing Plan. This is a measure to allow us to get to the point where the property is redeveloped. We must remain diligent in keeping conformity with our original master plan.

Upon motion by Committeeman Suraci seconded by Committeeman DelCore, the Public Hearing was closed and Ordinance 2015-04 was adopted and unanimously approved upon call of the roll.

INTRODUCTION OF NEW ORDINANCES

ORDINANCE 2015-10 **AN ORDINANCE AMENDING CHAPTER 188, (LAND USE AND DEVELOPMENT), ARTICLE V (DESIGN DISTRICTS AND STANDARDS) OF THE CODE OF THE TOWNSHIP OF HILLSBOROUGH, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO CREATE THE GC, GATEWAY C ZONE DISTRICT AND TO CHANGE THE ZONE DESIGNATION FOR SEVERAL PROPERTIES IN THE TRANSIT READY DEVELOPMENT/EAST AMWELL GATEWAY AREA**

EXPLANATION: This ordinance implements the recommendations in the Master Plan Amendment by rezoning and creating the GC, Gateway C Zone District. Supporting documentation will also be updated to include all of the changes. The GC zone will provide mixed use residential, retail office and other compatible uses near a transit facility and creating employment opportunities. In addition, this Ordinance changes the zoning designations of several properties in and adjacent to the Transit Ready Development District in accordance with the 2013 Master Plan Amendment recommendations.

BE IT ORDAINED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey as follows:

Section 1. Amend the Zoning Map for the Township of Hillsborough to change the zoning designation for the following properties listed below and as indicated on the Revised Zoning Map entitled Transit Ready Development/East Amwell Gateway Area as follows:

BLOCK 200.01, LOT 2 (FRONT PORTION) FROM THE C1 DISTRICT TO THE GA DISTRICT

BLOCK 200.01, LOTS 3, 4, 5, 6, 7, 8 FROM THE HOO TO THE GA DISTRICT

BLOCK 200.01, LOTS 2 (REAR PORTION), 9, 10, 11, 12 FROM THE R DISTRICT TO THE GA DISTRICT

BLOCK 199, LOTS 9, 10.01 (PORTION), 48 FROM THE R DISTRICT TO THE GA DISTRICT

BLOCK 200.10, LOTS 1.01, 1.02, 1.03, 2, 3 (PORTION) FROM THE R DISTRICT TO THE GA DISTRICT

BLOCK 199, LOTS 2, 3, 4, 5, 6, 6.01, 7, 8.01, , 43.01, 44.01, 45, 46, 47, 49, 50.01, 51, 52 FROM THE HOO TO THE GA DISTRICT

BLOCK 199, LOT 42 FROM THE R DISTRICT TO THE GA DISTRICT (PORTION) AND THE REMAINDER OF THE LOT REMAINING IN THE R DISTRICT

BLOCK 199, LOT 43 FROM THE HOO DISTRICT (PORTION) AND THE R DISTRICT (PORTION) TO THE GA DISTRICT (PORTION) AND THE REMAINDER OF THE LOT REMAINING IN THE R DISTRICT.

BLOCK 199, LOTS 37, 37.01, 38.01, 38.02 (PORTION), 39, 40, 41 (PORTION) FROM THE HOO DISTRICT TO THE R DISTRICT

BLOCK 199, LOTS 80, 81, 82 FROM THE HOO DISTRICT TO THE R DISTRICT

BLOCK 199, LOTS 20.01, 141, 142, 143, 144, FROM THE HOO DISTRICT TO THE CR DISTRICT

BLOCK 199, Lots 34.01 and 145 FROM THE HOO DISTRICT TO THE GC DISTRICT

BLOCK 200.10, LOTS 8, 9, 10, 10.01, 11.01, 11.02, 11.03, 11.04, 11.05, 11.06, 11.07, 11.08 (PORTION), 12 (PORTION) FROM THE R DISTRICT TO THE TECD DISTRICT

BLOCK 200.10, LOTS 3 (PORTION), 12 (PORTION), 12.01, 12.02, 13, 14 FROM THE R DISTRICT TO THE GC DISTRICT

BLOCK 200.10, LOTS 22, 22.01, 22.02 FROM THE LI DISTRICT TO THE GC DISTRICT

BLOCK 200.10, LOTS 4, 15.01, 15.02, 16, 20.01 FROM THE CDZ DISTRICT TO THE GC DISTRICT

Section 2. Create the GC, Gateway C Zone District, consisting of Block 199, Lots 34.01 and 145, and Block 200.10, Lots 3 (portion), 4, 12 (portion), 12.01, 12.02, 13, 14, 15.01, 15.02, 16, 20.01, 22, 22.01 and 22.02 and amending the Chapter 188 Land Use and Development Standards of the Code of the Township of Hillsborough by adding section 188-113.6 as follows:

Section 188-113.6, GC Gateway C District

- A. Purpose. The purpose of the GC Gateway C District is to provide a mix of residential, limited retail and other office commercial uses adjacent to a transit facility in order to create a complete, pedestrian friendly neighborhood with additional commercial and standalone residential uses nearby to support the transit facility and provide employment opportunities. The GC District is delineated on the revised zoning map referred to herein and provided as part of this ordinance.
- B. Permitted Principal Uses. All uses shall be provided at a scale and size that is appropriate for the district. There may be more than one (1) permitted principal uses or structure on a lot subject to compliance with Sections 113.6 C-G as contained below.
 1. Mixed-use buildings shall be limited with retail sales of goods and services only permitted on the first floor and with residential and/or office uses permitted above the first floor. Mixed-use buildings shall only be permitted within a reasonable walking distance from the transit facility, which is to be located within the GC Zone. (As of the date of adoption of this ordinance, such transit facility is planned to be located on Block 200.10 Lot 3). Mixed-use buildings may only proceed with construction when said transit facility is in existence.
 2. Personal service establishments
 3. Free standing offices, including medical offices and medical centers
 4. Business services
 5. Child care and adult day care facilities
 6. Mass transit facility, which may include retail, and related maintenance/storage facilities
 7. Utilities which are compatibly designed and/or screened, as appropriate
 8. Recreational and/or open space facilities including, but not limited to walkways, courtyards, plazas, squares, community gardens and parks.
 9. Fiduciary institutions (without drive-through facilities)
 10. Restaurants, including sit down and carryout as long as food and/or drinks shall not be served or sold directly to patrons in motor vehicles
 11. Commercial instructional facilities
 12. Corporate conference centers
 13. Hotel/motel
 14. Residential uses in planned mixed-use developments

- a. Shall comply with tract standards under Section 188-113.6.I.1.
 - b. May only proceed with construction when the said transit facility within the GC Zone is in existence.
 - c. Residential flats or lofts, which shall only be located above the first floor in a mixed-use building.
 - [1] The maximum number of permitted residential flats or lofts in a mixed-use building, shall be one (1) dwelling unit for each one thousand (1,000) square feet of non-residential gross floor area. All residential flats or lofts must be provided in the same mixed-use building that is used to determine the permitted number of residential flats or lofts.
 - d. Freestanding residential units, which shall be limited to townhouses and multifamily buildings, and which may only be developed within a planned mixed use development.
 - [1] Townhouses shall not exceed eight (8) dwelling units per acre
 - [2] Multifamily units shall not exceed ten (10) dwelling units per acre
 - [3] Total freestanding residential uses shall not exceed 100 dwelling units within the entire GC District.
 - [4] Bulk requirements, as specified in Section 188 Attachment 11, Table 2, Bulk Requirements for Townhouses and Multifamily in Planned Mixed Use Development, shall be met.
 - [5] Freestanding residential units shall not exceed 70% of the total residential units in a planned mixed use development. The remaining units, being residential flats or lofts, shall be located only within mixed use buildings.
 - e. In any building containing residential dwelling units in the GC District, the maximum amount of bedroom types permitted for market-rate housing is as follows:
 - [1] Studio/one bedroom: 45% of total units.
 - [2] Two-bedroom: 55% of total units
 - [3] Three-bedroom: 10% of total units
15. Extended care facilities
16. Health club/fitness centers
17. All farm and agricultural uses, including nurseries, poultry and livestock raising , provided that:
- a. The keeping or raising of swine shall not be allowed except as part of a general farming operation on a property of not less than 25 acres. No more than 100 swine shall be kept on any property
 - b. No building, fenced run or other enclosure for the shelter of swine shall be closer to any property line or zone boundary than 200 feet.
 - c. No building erected entirely or partially for the storage of hay or other flammable material shall be closer than 100 feet to any property line.
 - d. No building for the shelter of fowl or farm livestock, other than swine, shall be closer to any side or rear property line or residential zone boundary than 100 feet; except

that no range shelter or other building used to house a backyard flock shall be closer to any side or rear property line than 50 feet.

18. Research and development
 19. Existing single family detached dwellings in compliance with Section 188-66.
- C. Prohibited Uses.
1. Drive-through facilities
- D. Accessory Uses and Structures.
1. Street furniture such as benches, street lamps, bicycle racks, trash receptacles, tree grates, bus stops, landscape planters and hanging baskets shall be provided, as appropriate.
 2. All streets, alleys, sidewalks and pathways shall connect to other streets within the development and connect to existing streets outside the development, as appropriate. Dead-end streets are not permitted within developments in the GC District, unless such condition is unavoidable as determined by the Planning Board or Board of Adjustment.
 3. Surface parking lots are required and shall be designed to be coordinated and have access to adjoining lots to control the number of access points to Amwell Road, existing roads and all proposed Master Plan roads. Toward this goal, access drives may be granted temporary approval to be removed when alternate access becomes available in the future. All off-street parking areas shall be located behind existing and/or proposed buildings.
 4. Carports for residential uses only.
 5. Fences and walls which shall be uniform in size and materials and complement the architectural style, type and design of the building and overall project design, as established during the site plan review and approval process.
 6. Porches, decks, patios and terraces, which complement the architectural style and design of the building and the overall project design established during the site plan review and approval process.
 7. All residential accessory storage structures shall be attached to the principal dwelling or a detached garage. Such structures shall be no taller than one (1) story and shall be designed as an integral part of the structure to which it is attached, including the same exterior materials and color. No freestanding structures of this type shall be permitted. The yard setback requirements for such structure shall be the same as the structure to which it is attached.
 8. All swimming pools and spas shall be in-ground type and shall be located at least ten (10) feet from all property lines and five (5) feet from a dwelling. Spas, however, may be allowed above ground if incorporated into an attached house deck.
 9. Other accessory structures (e.g., gazebo, arbor/trellis) not otherwise enumerated above shall be addressed during the site plan review and approval process.
 10. Trash and garbage collection areas which are fully screened and constructed of materials that are compatible with the structure to which it is associated.
 11. Loading areas which are fully screened such that the screening materials are compatible with the structure to which it is associated.
 12. No outside storage trailers or bins are permitted.
- E. Conditional Uses.

1. Off-street parking in elevated structures subject to the following standards:
 - a. A parking structure no taller than the associated principal building(s) shall be a permitted conditional use if such structure(s) is/are located behind the associated principal building(s) and are well screened thereby from the existing public right of way.
 - b. Parking structures shall be architecturally compatible with primary on-site buildings and structures. The location of parking structures shall be limited by minimum setback requirements to assure adequate shielding from off-site views from surrounding residential neighborhoods. Ample landscape screening shall be provided by the applicant to soften visual impacts associated with construction of parking structures.
 - c. Parking structures shall be included as part of the building coverage calculation.
 2. Off-street parking located underneath buildings and fully screened from existing public right of way(s).
- F. Area, Yard and Bulk Regulations.
1. Minimums.
 - a. Lot area: two (2) acres.
 - b. Lot width: 200 feet.
 - c. Lot depth: 250 feet.
 - d. Front yard setback: zero (0) feet.
 - e. Side yard setback: zero (0) feet, unless abutting a residential zone or an existing building in which case the side yard setback shall be ten (10) feet. There shall be no internal side yard setback where multiple buildings occupy one (1) lot.
 - f. There shall be a minimum 40 feet distance between buildings, except side to side which will be 15 feet or $\frac{1}{2}$ the combined height of adjacent buildings, whichever is greater.
 - g. Rear yard setback: the minimum rear yard shall be twenty five (25) feet, unless abutting an existing residential zone, in which case the rear yard setback shall be fifty (50) feet.
 - h. Accessory structures shall be located in the rear yard with no minimum rear yard setback, unless abutting an existing residential zone, in which case the minimum rear yard setback shall be ten (10) feet.
 - i. Minimum height: two stories
 - j. Minimum tract size for planned mixed use development: 10 acres
 2. Maximums.
 - a. Impervious coverage: eighty five percent (85%).
 - b. Front yard: ten(10)
 - c. Building height: three (3) stories or forty five (45) feet permitted throughout the GC District except for architectural features which enhance the appearance of the GC District but do not contain usable floor area, and which may not exceed fifty five (55)

feet in height. Architectural features include, but are not limited to: cupolas, towers and other roofline projections.

3. Buffer areas shall be at least twenty five (25) feet wide and are required along all property lines abutting any residential district, around loading and trash collection points and along street lines where residences or residential zoning is located across the street.
4. The building square footage associate with an enclosed second or third floor breezeway or exterior hallway connection between mixed use and nonresidential buildings shall be permitted and the proposed size shall not be included in the impervious coverage or floor area calculations.

No individual nonresidential or mixed use building footprint shall exceed 20,000 square feet nor shall any single nonresidential or mixed use building exceed 200 feet along its greatest length.

G. Parking Requirements.

1. On-street parking, where provided within 250 feet of any permitted uses, may count towards the required number of nonresidential off-street parking spaces. The Planning Board or Board of Adjustment may, in its discretion, elect to give such spaces on-street parking credit; deny any credit for such property upon which they front and the uses of intervening properties located between the property seeking to apply the spaces toward its parking need and the space themselves. Creation and maintenance of public transportation options may be used in lieu of some parking needs where such a program is proposed and reviewed by the Planning Board or Board of Adjustment as to the short and long term viability of any such plan.
2. The overall intent for the provision of parking the GC District is to balance the mix of uses with available parking opportunities both on and off the street. The minimum number of required off-street parking spaces for permitted uses in the GC District are as follows:
 - a. Retail and personal service establishments at three and one-half (3.5) spaces per 1,000 square feet of gross floor area.
 - b. Office, bank, fiduciary institution oat three (3) spaces per 1,000 square feet of usable floor area.
 - c. Medical office and medical center at four (4) spaces per 1,000 square feet of usable floor area.
 - d. Business services establishments at three (3) spaces per 1,000 square feet of gross floor area.
 - e. Corporate conference centers at four (4) spaces per 1,000 square feet of usable floor area.
 - f. Hotel/motel at one (1) space per guest unit plus one (1) space per employee plus four (4) spaces per 1,000 square feet of restaurant or conference center space.
 - g. Residential at two (2) spaces per dwelling unit, unless otherwise indicated herein.
 - h. Restaurant at four (4) spaces per 1,000 square feet of usable floor area.
 - i. Child-care and elder-care centers at one (1) space per employee plus one (1) space per ten (10) persons enrolled.

- j. Commercial instructional activity at three (3) spaces per 1,000 square feet of usable floor area.
3. If the applicant can demonstrate that not all of the required parking spaces are necessary at the time of initial occupancy and operation of the use(s), then the additional required parking which is demonstrated as not needed may be “banked” or reserved for future parking on a space per space basis. The location of future parking areas shall be indicated on the site plan and left and maintained as landscaped areas. The methodology used by the developer to calculate the reduced number of parking spaces shall take into consideration the methods of recommended in Shared Parking, published by the Urban Land Institute (1984) or other recognized standards acceptable to the Planning Board or Board of Adjustment.
4. The number of required parking spaces may be reduced on a space per space basis if the applicant can demonstrate that suitable alternative parking spaces are located within close proximity to the subject property or site, through a shared parking arrangement with an adjoining use and/or land area. Those spaces, to be counted towards this shared parking arrangement, must be demonstrated to be available during the hours of operation of the affected uses and access to those spaces must be provided for vehicles and pedestrians in a safe and efficient manner, including shared driveways and interconnected walkways where possible. A minimum twenty five (25) year lease shall be provided. A site plan shall be submitted to the Planning Board or Board of Adjustment and shall be subject to their approval.
5. The Township Zoning Officer shall conduct site visits to confirm that the parking remains sufficient to meet the needs of the development. If the Zoning Officer determines, after three (3) separate site visits that the parking is inadequate, the applicant shall be so informed. The applicant shall then have forty five (45) days to submit to the Planning Board or Board of Adjustment either a technical report prepared by a New Jersey licensed engineer who is an expert in traffic substantiating that additional parking is not now needed or a site plan delineating which of the land banked parking will be constructed along with a specific time line for the construction of same. Either submission shall be subject to approval by the Planning Board or Board of Adjustment.

H. Supplemental Regulations for Affordable Housing

1. For permitted residential uses, a minimum of 20% of the total dwelling units shall be deed restricted, in accordance with applicable Township and State regulations.
2. Affordable units shall be proportionally distributed among the permitted dwelling types to be provided, in accordance with applicable Township and State regulations.

I. Supplemental Regulations.

1. Definitions and standards for a tract upon which a planned mixed-use development may be developed:
 - a. The mixed-use development shall be permitted only on Block 200.10, Lots 12.01, 12.02, 13, 14 and 22 as being adjacent to the mass transit facility.
 - b. For the purpose of the GC District development, a “tract” shall be defined as an area of land comprised of one or more adjacent lots which together have sufficient dimensions and area to make on parcel of land meeting the requirements of Section F

for the use(s) intended.

- c. The original land area may be divided by existing street(s), and still be considered one tract, provided that the frontages on both sides of the street are opposite one another for a sufficient distance to enable a convenient, safe street system from one side to the other.
- d. The land area of any existing streets shall not be included in calculating the area of the tract.

2. General Procedures.

- a. Any development application in the GC District shall be informally submitted, initially, as a Concept Plan showing proposed buildings, roads, parking and other site improvements and how the proposed development is in keeping with the concepts enunciated in the Township's Master Plan Amendment, dated March 14, 2013, and how the proposed plan would work with the future development of adjoining or otherwise affected land parcels.
- b. Following this initial conceptual review and discussion with the Planning Board, the development application shall be formally submitted as either a planned development or, in the nature of a site plan and/or subdivision application. Such application shall describe the relationship to and support of the adopted Township Master Plan Amendment as well as any phasing of the proposal together with any on-site and off-tract improvements needed to support such phases. The application for preliminary site plan approval may also include a request for final approvals with respect to such phase or phases.
- c. In the event any single property owner or consortium of property owners owns properties consisting of two (2) acres or more it or they may apply to the Planning Board for General Development Plan approval for its portions of the GC District. Those property owners or consortium of property owners who do not obtain a General Development Plan approval for their property shall be required to obtain site plan and/or subdivision approval as may be required by law in addition to complying with the conditions of this GC District.
- d. All applications for development of any subsection of the GC District shall be required to submit a phasing schedule unless said application is for a single property of less than two (2) acres. In the event the application consists of approval for a site consisting of property of at least two (2) acres and the plan pertaining to said area consists of both residential and nonresidential uses, the phasing schedule shall incorporate the specific mechanism for residential development in conjunction with the build out of the nonresidential portion of the applicable site so as to ensure the balanced development of the property for both residential and nonresidential purposes.
- e. A GC District planned development shall be subject to the requirements of this zone and to the mandatory findings for a planned development as required by the Municipal Land Use Law at N.J.S.A. 40:55D-45.

- f. A GC District development shall conform to a General Development Plan approved by the Planning Board pursuant to the applicable provisions contained in the Township's Land Development Ordinance and in accordance with the bulk requirements for permitted uses.
3. General Site Design Requirements and Phasing.
 - a. The requirements in the Architectural and Site Design Overlay Zone, as contained in Sections 188-167 to 188-175, shall apply, except as otherwise provided in the GC District requirements, as indicated herein.
 - b. A GC District development shall be conceived, designed, subdivided, site planned and approved by the Planning Board or Board of Adjustment as a single complex according to a comprehensive site development plan. In addition, site landscaping, building design, and common area maintenance guideline control standards shall be established by the applicant and approved by the Planning Board or Board of Adjustment.
 - c. The entirety of a GC District development shall be developed with a common architectural theme which shall be part of the site plan approval process by the Planning Board or Board of Adjustment. The architectural theme shall include buildings, signing, fencing, lighting, paving, curbing, landscaping and other similar and related physical features.
 - d. Mixed use buildings may include residential units on the second and third stories above retail or office uses, with the exception that residential uses shall not be permitted on the same floor as office or retail space.
 - e. The Planning Board or Board of Adjustment shall review and approve a phasing plan prepared by the applicant. The phasing plan shall ensure that development in the GC District shall be consistent with the development of infrastructure and supporting services and the sound management of growth in the Township. The phasing plan shall indicate the approximate date(s) when construction of the GC District development and phases thereof including the mix of residential and commercial, will be initiated and completed.
 4. Building Design and Use.
 - a. The treatment of side and rear walls of any proposed nonresidential and mixed-use building in terms of building materials and colors shall be similar to and consistent with the treatment of the front façade of that building.
 - b. Minimum distances between non-residential and mixed use buildings shall be measured horizontally in feet and shall be measured away from the front, side and rear of each building. The distance, at the closest point, between any two (2) buildings shall not be less than twenty (20) feet. In the case of two (2) or more buildings being connected through the use of a breezeway or similar feature, the minimum distance between buildings may be reduced but shall not be less than ten (10) feet.
 - c. Garages are prohibited along the main front façade of apartment or townhouse units facing an existing or proposed street. Garages may be in the side or rear yards only. Windows are encouraged in the walls of such garages to admit light and eliminate

blank walls. Sufficient storage area to accommodate tools, auto accessories, trash/recyclable materials storage, lawn and garden maintenance equipment shall be considered in sizing the garage so that an additional accessory storage structure will not be necessary. Individual bay overhead garage doors are strongly encouraged. Detached garages shall be offered as a permitted option.

- d. All apartment and townhouse dwelling units shall have private outdoor space, which may include a deck, patio and/or terrace. Such outdoor space shall be enclosed, as appropriate, by a decorative wall or fence, evergreen hedge, or combination thereof.
- e. Townhouse buildings shall consist of no more than eight (8) townhouse dwelling units in order to prevent the development of long and monotonous buildings. There shall be different roofline heights and vertical offsets in each overall townhouse building. No more than two (2) adjacent townhouse units shall have the same building offset, which shall vary by at least four (4) feet.

5. Site Design.

- a. Buildings and site improvements shall be designed to minimize changes to existing topography and loss of or damage to existing mature trees.
- b. All permitted uses shall be conducted within completely enclosed buildings, unless otherwise specified herein.
- c. Non-residential and mixed-use buildings shall be oriented to the street which shall include as a minimum, their front facades.
- d. The location of non-residential and mixed-use building entrances and orientation of buildings shall minimize the walking distances from building to building. Buildings with more than one (1) façade facing a public street, parking lot, open space area, or plaza and square, shall provide front façade treatments for each such facade.
- e. Non-residential and mixed-use buildings shall be provided with off-street loading and service areas separate from parking areas and which shall be situated as much as possible to the rear of the building to the extent practicable and out of the general traffic flow with appropriate screening.
- f. The primary entrances to each building shall accommodate pedestrian access from both public streets and off street parking lots.
- g. Secondary public entrances, if provided, shall be designed in a manner consistent with primary entrances if visible from public streets and/or parking lots.
- h. Eating and drinking establishments shall be permitted to operate outdoor cafés as provided in Section 188-78F, as appropriate.
- i. The Planning Board or Board of Adjustment may limit hours of operation, hours when trucking and deliveries occur, and other characteristics of the non-residential uses in order to enhance the compatibility with residential uses.
- j. Design methods to reduce energy consumption are encouraged. Energy conservation methods may include, but not be limited to, natural ventilation of structures, location or placement of structures in relation to prevailing breezes and sun angles, insulation of structures, use of landscape materials for shade and transpiration, and orientation.

6. Transportation.
 - a. The applicant shall be required to submit a detailed traffic study that addresses all forms of transportation, including bicycle and pedestrian access. An off-site contribution shall be assessed for any off-site improvements needed to maintain an acceptable level of service with review input from the Township Engineer.
 - b. Vehicular access to and from a GC District development to a public street shall be limited to the fewest necessary number of curb cuts.
 - c. Cul-de-sacs, gated or dead-end streets are not permitted, unless determined to be unavoidable by the Planning Board or Board of Adjustment, as appropriate.
 - d. Shared driveways that serve more than one (1) property shall be provided where appropriate. Cross access documentation shall be required between adjoining properties.
 - e. Pedestrian and/or bicycle connections to the primary public entrance of the building shall be provided.
 - f. Site planning shall address the need for bicycle racks and/or lockers, i.e., location, number, and design.
 - g. All portions of the development site shall be linked via a sidewalk and pathway network as approved by the Planning Board or Board of Adjustment; the site shall be pedestrian-oriented, with a design that enables and encourages pedestrian and bicycle circulation, with linkages to surrounding areas.
 - h. Where a service or commercial lane or access drive is incorporated into the design, the Planning Board or Board of Adjustment may further restrict the number of curb cuts.
 - i. Alleys are permitted and encouraged at appropriate locations.
7. Amwell Road right-of-way.
 - a. The right-of-way shall be at least ninety-one (91) feet as the illustrative cross section shows.
 - b. A minimum fifteen (15) foot sidewalk with a single row of street trees and curbing shall be provided along property frontage in the mixed-use development closest to the transit facility.
 - c. On-street parking is encouraged, where appropriate.
 - d. Fourteen (14) foot wide curbed grass medians with left turn lanes at each major intersection shall be provided.
8. New service road without landscaped median.
 - a. The right-of-way shall be at least seventy (70) feet as the illustrative cross section shows
 - b. A minimum twelve (12) foot wide sidewalk area with a single row of street trees and curbing shall be provided along property frontage.
 - c. Eight (8) foot wide parallel on-street parking strip shall be provided
9. New Alleys.
 - a. Two Way Traffic:

[1] The right-of-way shall be at least twenty five (25) feet

[2] The minimum cartway width shall be sixteen (16) feet and curbed.

b. One Way Traffic:

[1] The right-of-way shall be at least twenty (20) feet.

[2] The minimum cartway width shall be twelve (12) feet and curbed.

c. An eight (8) foot wide parallel, on-street, parking strip shall be provided wherever a principal building adjoins that edge of the right of way.

d. Curbing and an abutting four (4) foot wide sidewalk shall be provided on each side of the alley that adjoins a principal building.

10. Landscaping.

a. A landscape plan shall be provided for the entire site and shall be prepared by a licensed Landscape Architect.

b. All landscaping and tree mitigation shall comply with sections 188-160 to 166.

11. Off-street parking design.

a. Parking areas shall be located behind or on the side of buildings and subject to appropriate screening requirements. Parking areas shall not be located between the roadway and front of any buildings.

b. All parking areas, where visible from a public street, shall be screened by a five (5) foot high solid wall, architectural fence and/or solid evergreen hedge as approved by the Planning Board or Board of Adjustment.

c. One (1) canopy tree shall be provided at a ratio of one (1) tree to every four (4) parking spaces in the parking area.

d. Parking areas shall be designed to be interconnected with adjacent properties and shall utilize common entrances and exits where feasible to minimize access points to the street. Such interconnections shall be established through an appropriate cross-access easement.

e. Shared parking shall be required on-site for multiple use properties and is encouraged between properties. The appropriate Board shall approve a reduced parking ratio subject to a parking utilization study prepared by the applicant.

f. There shall be a comprehensive network of sidewalks and pedestrian passageways that connect the parking lots with the front, sides and rear of the buildings. The sidewalks and passageways shall be linked to other off-site pedestrian connections where appropriate based on proximity to existing residential areas, proposed intended use of the building, and provision of existing or planned pedestrian or bicycle improvements.

g. Pedestrian passageways shall connect rear parking lots between buildings with textured walking surfaces, street furniture and landscaping. In addition, the design of the building may incorporate window displays, side door entrances, or other interesting features along the passageway. Lighting should be provided for all parking facilities and sidewalks.

12. Loading, outdoor storage, and service areas.

- a. Where these areas face adjacent residential uses or public rights-of-way, architectural walls or fences, no less than six (6) feet in height, shall be provided.
 - b. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within ten (10) feet of any public sidewalk or twenty five (25) feet from any public right-of-way and said twenty five (25) or ten feet (10) shall be landscaped with trees, shrubs and grounds covers so as to provide a buffer area between the public right of way or sidewalk.
 - c. Materials, colors, and design of screening walls and/or fences shall conform to those used as predominant materials and colors on the principal building.
 - d. Service functions shall be incorporated into the overall design of the building and landscaping, so that they are fully contained and out of view from adjacent properties and rights-of-way.
 - e. Truck delivery and circulation routes shall be separated from customer circulation. Pullover or lay-by short term pickup and drop-off areas may be provided as long as they do not substantially interfere with either vehicular or pedestrian traffic flow.
 - f. No delivery, loading, trash removal or compaction, or other such operations shall be permitted between the hours of 10:00 PM and 7:00 AM unless the applicant or developer submits evidence that sound barriers between all areas for such operations or use effectively reduce noise emissions to a level of forty five (45) dB or less, as measured at the lot line of any adjoining residential property or zone district.
13. All utilities shall be installed underground, where feasible, or relocated to a less visible location at the rear of buildings and all uses shall be connected to approved and functioning public water and sanitary systems. Prior to approval, an applicant must obtain a certificate from the appropriate agency allocating capacity in the system to the development.
14. Each permitted use shall provide for the orderly deposit and pickup of refuse which is concealed from adjoining properties, customer parking areas, and nearby roadways. No trash shall be allowed to extend above or beyond the enclosure. This area shall be visually screened by a decorative wall and landscaping. The overall design, including materials and colors, shall be architecturally compatible with the principal building and shall not be located within landscaped buffer areas. Also, the applicant shall provide an effective litter management plan, subject to Township review and approval. Such management plan shall be submitted with an application for final site plan approval.
15. All provisions and facilities for storage, other than pickup of refuse and recyclable materials, shall be contained within a principal building.

J. Signs.

1. Permanent Signs

- a. There shall be a consistent sign design theme throughout the development. A unifying design theme shall include style of lettering, method of attachment, construction, material, size, proportion, lighting, position and day/night impacts. Color of letters and background shall be carefully considered in relation to the color of materials of the building(s) or where the signs are proposed to be located. Signs shall

be a subordinate rather than predominant feature of any building. The lettering and sign shall be compatible with the architecture of the building.

- b. A comprehensive signage plan shall be provided which covers overall project identification, window signage and lettering, individual building/tenant identification, traffic regulations, pedestrian crossing, street identification, parking and directional instructions. A signage hierarchy shall be established governing the above signage categories.
 - c. All permanent signage (except for traffic, parking and directional instructions) shall be affixed to a building façade, canopy or arcade, be located no higher than the sills of second-story windows; and be visible to both pedestrians and drivers.
 - d. The maximum sign area in the GC District for permitted nonresidential uses shall be ten percent (10%) of the first floor façade of each tenant or use, but in no event great than twenty (20) square feet.
 - e. Blinking and flashing signs are prohibited.
 - f. Signs painted on the exterior walls of any building are prohibited.
 - g. Neon signs and other tube-type signs, all flashing, intermittent, moving or fluttering signs, such as banners, flags or pennant signs, signs producing glare or using bare bulbs, such as fluorescent signs, and signs that obstruct pedestrian traffic are prohibited.
 - h. In addition to all other signage, restaurants, cafes, luncheonettes and delicatessens may be permitted the following: one wall-mounted display sign per business, featuring the actual menu, but not to exceed three square feet in area and one sandwich board sign not to exceed three square feet per sign face which shall not obstruct pedestrian traffic.
 - i. The area, brilliance, character, color, degree, density, intensity, location and type of illumination of any sign shall be the minimum necessary to provide for the readability of the proposed sign by the public without shedding further illumination on nearby buildings. All sources of illumination shall be shielded or directed in such a manner that the direct rays therefrom are not cast upon any property other than the lot on which such illumination is situated. Illumination shall be steady in nature, not flashing, moving or changing in brilliance, color or intensity.
 - j. Special mounting standards shall be used for traffic directional, handicapped parking and other similar on-site signage.
 - k. All signs shall be produced using professional methods.
 - l. An effective signage and wayfinding program shall be instituted by the Township and implemented through the development approval process by developers in the GC District, as appropriate, to guide visitors to parking facilities and mass transit connections.
2. Window lettering and signs.
 - a. All window lettering and signs shall be inside the window and shall be considered interior signs.

- b. Window lettering or signs, including temporary and permanent, shall be permitted only if the rectangle or square which encloses the area around such lettering or sign does not exceed 30% of the total window area. Any painted area of any window shall be construed as window lettering or signs, whether or not such area actually contains lettering or advertising.
 - c. The window lettering or sign shall pertain only to the establishment occupying that portion of the premises where the window is located.
 - d. The following window lettering and signs are specifically prohibited: those having an exterior source of illumination and signs which include moving or animated images or text.
 - e. All window lettering and signs shall be kept in good repair.
3. Signs on awnings, canopies or similar structures or attachments.
 - a. Awnings, including awnings with a sign(s), shall be architecturally compatible with the building to which they are attached. All awnings shall be reviewed and approved by the Planning Board or Board of Adjustment during the site plan review and approval process. Alternatively, design standards relating to awnings, with or without signage, shall be prepared by the applicant for review and approval by the Planning Board or Board of Adjustment.
 - b. Awnings must be kept in good repair; clean and unfaded.
 - c. Awnings must be substantially attached to the main building structure.
 - d. Awning lettering and numbers as well as the style and colors must aesthetically blend with the building
 - e. Letter height shall not exceed 1/3 of the awning height and in no event shall exceed eight inches.
 - f. Where applicable, awnings shall contain street numbers.
 - g. Awnings shall not contain phone numbers, product advertising, or product logos.

K. Streetscape Elements.

1. Lighting.
 - a. Lighting shall be the minimum required for safety and shall be provided in the least intrusive manner. Traditional freestanding light fixtures shall be required in parking lots and along streets and pedestrian pathways. By way of example, a streetlight and parking lot light fixture shall be similar to the Teardrop Model TF3 by HADCO, which is a high quality freestanding light fixture appropriate to a town center environment.
 - b. Streets, parking lots, intersections, points where various types of circulation systems merge, intersect or split, stairways, sloping or rising paths, and building entrances and exits shall require illumination. Lighting shall be provided where buildings are set back or offset if access is provided at such points.
 - c. Freestanding lights shall be located and protected to avoid being easily damaged by vehicles or vandalized. The height of such lights shall in no case be greater than 12 feet. All lighting shall be serviced under ground

- d. The source of the illumination for freestanding and building-mounted lights shall be shielded and the style of the light and light standard shall be consistent with the architectural style of the proposed structures. Diffusers and refractors shall be installed to reduce unacceptable glare, particularly adjacent to residential areas. Luminaires shall be translucent or glare-free, using opaque glass or acrylic lenses.
 - e. Spotlight fixtures attached to buildings and visible to the public are prohibited. Where lights along property lines are visible from adjacent properties, the lights shall be appropriately shielded and/or the mounting heights shall be reduced.
 - f. All lights under a canopy structure shall be ceiling-mounted and recessed so the lens does not extend beyond the ceiling so as not to produce glare.
 - g. Sidewalks and pathways may be lit with low bollard-type standards, not to exceed two feet in height.
 - h. All proposed lighting plans shall be accompanied by a point-by-point plan indicating numerical illumination levels. The plan shall indicate the average, minimum, maximum and minimum-to-maximum illumination levels for maintained footcandles.
2. Special Effect Lighting.
 - a. May include string lighting in trees or up-lighting on trees.
 - b. Fixtures shall be waterproof and light shall be shielded so as not to impair a pedestrians' vision or vehicular traffic.
3. Tree Grates.
 - a. Shall be used wherever a tree is placed within a high traffic area.
 - b. Shall allow for tree growth and be made of ductile iron; should also be factory painted.
 - c. Electrical outlets shall be provided within the grate area to allow for lighting opportunities.
 - d. Shall be designed to support up-lighting.
4. Planting Pots and Planters.
 - a. Used in addition to landscape planting areas to compliment the surrounding streetscape by adding color and variety.
 - b. Can be placed anywhere pedestrian or vehicular traffic is not disturbed, but may function as a separation between pedestrians and vehicles.
 - c. Large pots are preferred to fixed boxes to allow for maintenance or service access.
 - d. Ideal near seating areas, but plant materials shall not interfere with circulation or comfort.
5. Trash Receptacles.
 - a. Shall be located conveniently for pedestrian use and service access in significant areas and gathering places.
 - b. Shall be permanently attached to deter vandalism and have sealed bottoms with sufficient tops to keep contents dry and out of pedestrian view.

- c. Restaurants with outdoor seating shall provide additional trash receptacles in appropriate locations.
 - d. Should blend in with the surroundings or be specific in a complimentary style or accent color.
6. Bicycle Racks.
 - a. Shall be permanently mounted and placed in convenient locations throughout public spaces to encourage bicycle use.
 - b. Shall be placed so as not to obstruct views or cause hazards to pedestrians or drivers.
 - c. Shall exhibit a simple and easy design that allows for convenient and safe use by the public.
7. Bollards.
 - a. Shall integrate with and aesthetically complement the overall streetscape concept.
 - b. Shall be set back from curbs to allow unobstructed opening of parked car doors.
 - c. May be chained or cabled together to ensure pedestrian safety or define areas for public functions.
 - d. Removable bollards shall be used where service vehicles need access and for street closures in the event of festivals or community events.
8. Utility Accessories.
 - a. Includes utility boxes, meters, manhole covers and fire hydrants; shall be coordinated with other streetscape accessories.
 - b. Readily accessible and placed so as not to obstruct pedestrian movement.
 - c. Minimize visual and physical impact as much as possible.
 - d. Shall blend in with the surroundings or enhance the area.
9. Newspaper racks.
 - a. Shall be grouped together as much as possible and be placed at busier pedestrian nodes or gathering places.
 - b. Shall be designed and placed appropriately to provide service to the public.
 - c. Shall not obstruct views for vehicles, sidewalks for pedestrians, or signs and displays of businesses.
10. Residential Gazebos, Arbor, Trellis or Pergolas.
 - a. Maximum height of gazebos shall not exceed 12 feet above adjacent grade, excluding rooftop ornaments. Gazebos shall be constructed of wood and shall have a maximum size of 150 square feet.
 - b. Gazebos shall be located no closer than five feet from a principal structure and side and rear property lines.
 - c. Trellises, arbors and gate arbors are permitted in the side and rear yards.
 - d. Trellises, arbors and gate arbors shall be proportionately sized for the overall area of the yard and shall not exceed eight feet in height, five feet in width and three feet in depth. They shall be constructed of wood and complement the architectural style, type and design of the fence or structure.

- e. Location of arbors, trellises and pergolas shall be located no closer the five feet to the side and rear property lines.

Section 3. Amend Section 188, Attachment 3, Township of Hillsborough, Schedule for Nonresidential Zones, adding GC District requirements as shown on revised Attachment 3.

Section 4. Amend Section 188, Attachment 11, Township of Hillsborough, Planned Mixed-Use Development Table 2, adding new Footnote 10 as follows:

10. For GC District, mixed use development minimum setback of multifamily buildings to internal streets shall be 10 feet and the maximum permitted height of principal multifamily buildings shall be three stories or 45 feet except for architectural features which may not exceed fifty five feet in height.

Section 5. Amend Section 188, Attachment 6, Township of Hillsborough, ASD Overlay Zone Bulk Standards Table, removing Transit Village District and associated standards, as set forth in footnote 3, and adding Gateway C District with the statement, 'The underlying zoning requirement shall govern.'

Section 6. Amend Section 188-170B, regarding the ASD Overlay Zone map, removing the Transit Village District and including Gateway C District, as amended by this Ordinance.

Section 7. This Ordinance shall be construed so as not to conflict with any provision of New Jersey or Federal law. The provisions of this Ordinance shall be cumulative with, and not in substitution for, all other applicable zoning, planning, and land use regulations.

Section 8. Interpretation. All other ordinances or other local requirements that are inconsistent or in conflict with this ordinance are hereby repealed to the extent of any inconsistency or conflict, and the provisions of this ordinance shall apply.

Section 9. Severability. If any provisions of this ordinance shall be adjudged invalid, such adjudication shall not affect the validity of the remaining provisions, which shall be deemed severable there from.

Section 10. After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Hillsborough for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A.40:55D-64. The Planning Board is directed to make and transmit to the Township Committee within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

Section 11. Effective Date. This ordinance shall take effect immediately upon its adoption, passage and publication according to law.

Deputy Mayor Burchette stated further consideration of this Ordinance and public hearing will be held on June 23, 2015. This Ordinance implements the recommendations in the Master Plan Amendment by rezoning and creating the GC, Gateway C Zone District. Supporting documentation will also be

updated to include all of the changes. The GC zone will provide mixed use residential, retail office and other compatible uses near a transit facility in order to create a pedestrian-friendly neighborhood while still supporting the transit facility and creating employment opportunities. In addition, this Ordinance changes the zoning designations of several properties in and adjacent to the Transit Ready Development District in accordance with the 2013 Master Plan Amendment recommendations.

Attorney Eric Bernstein stated that this was brought before and recommended by the Planning Board. Attorney Bernstein displayed maps regarding the areas in question.

Committeeman DelCore stated that as Eric Bernstein noted this was recommended by the Planning Board and Gateway C aligns with the Master Plan which has been in place for some time.

Committeeman DelCore, moved that the aforesaid ordinance be passed and that said ordinance be further considered at a public hearing held on June 23, 2015 at 7:30 p.m. Said motion was seconded by Committeeman Suraci.

ORDINANCE 2015-11

**AN ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 221, TITLED "PARKS AND RECREATION AREAS"
OF THE TOWNSHIP CODE OF HILLSBOROUGH, BY THE
ESTABLISHMENT OF REGULATIONS FOR THE TOWNSHIP
DOG PARK**

EXPLANATION: Hillsborough Township wishes to establish a dog park to be located at Ann Van Middlesworth Park. As such, it is in the best interest of Township residents to establish rules and regulations for the operation of said park. Further consideration of this ordinance will be considered on June 9, 2015.

WHEREAS, the Township of Hillsborough is in the process of establishing a dog park within the Township at the Ann Van Middlesworth Park located at 570 Pleasant View Road; and

WHEREAS, the Township Committee finds that it is in best interests of the residents of Hillsborough Township that rules and regulations for the operation of the dog park be established and incorporated into the Code of the Township of Hillsborough.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that Chapter 221 of the Code of the Township of Hillsborough, titled "Parks and Recreation Areas", is hereby amended and supplemented as follows:

Section 1. Chapter 221, titled "Parks and Recreation Areas", shall be and is hereby amended and supplemented with the addition of the following:

Article IV. Hillsborough Township Dog Park

Section 221-26. Establishment.

The Hillsborough Township Dog Park ("dog park") governed by this Article shall consist of a fence enclosed area located in the Township of Hillsborough at the Ann Van Middlesworth Park located at 570 Pleasant View Road.

Section 221-27. Permitted uses.

Residents of Hillsborough Township may bring their dogs to the dog park for off leash exercise and play. Such activities shall at all times take place within the fenced area of the dog park. Any person using the facilities of the dog park shall be subject to all of the rules and regulations set forth herein, as well as all other ordinances of the Township.

Section 221-28. Rules and regulations of the Dog Park.

- (a) The Township shall not provide any supervision during dog park operating hours. All persons using the dog park assume any and all risks associated with the use of the dog park. Residents shall be responsible for the supervision and control of their dogs at all times. Under no circumstances shall any dog be left unattended.
- (b) All dogs must be accompanied at all times by at least one person who is 18 years of age or older.
- (c) Children under the age of eight (8) years old are not permitted in the dog park. Children between the ages of eight (8) years old and twelve (12) years old shall at all times be accompanied and supervised by at least one responsible adult eighteen (18) years of age or older.
- (d) All dogs and puppies must be licensed and have all inoculations up to date.
- (e) All dogs must wear a collar with a current license tag while in the dog park.
- (f) All owners must clean up after their dogs.
- (g) All puppies using the dog park must be at least six (6) months old.
- (h) All dogs using the dog park must be spayed or neutered.
- (i) Dogs may go unleashed while in the dog park, however, all persons accompanying a dog or puppy must use a leash when taking the dog or puppy to and from the dog park.
- (j) All persons bringing food containers or play items to the dog park shall remove same before leaving the dog park.
- (k) Dogs displaying aggressive behavior towards other dogs and or people shall be removed from the dog park by the owner immediately. Continued displays of aggressiveness by any dog may result in prohibiting the owner or other responsible adult from bringing the dog to the dog park. Any dog that bites any person shall not be allowed to use the dog park.
- (l) All incidents, injuries or dog bites shall be reported immediately to the Hillsborough Township Health Department.
- (m) The dog park shall operate between the hours of sunrise and sunset each day of the year.
- (n) All persons must secure the access gate upon entering and exiting the dog park.
- (o) There shall be a limit of two (2) dogs per adult.

Section 221-29. Penalties for violations.

Any person violating any of the provisions of this Article shall upon conviction thereof be subject to the fines and penalties set forth in § 1-15 of the Code of the Township of Hillsborough and such person and their dog may be barred from using the dog park in the future.

Section 2.

If any clause, sentence, paragraph, section or part of this ordinance or any other codes or ordinances incorporated herein shall be adjudged by any court of competent jurisdiction to be invalid, such judgement shall not affect, impair or invalidate the remainder hereof, but shall be confined in its operation to the clause, sentence, paragraph, section or part thereof directly involved in the controversy in which said judgement shall have been rendered.

Section 3.

This ordinance shall take effect immediately upon its adoption, passage and publication according to law.

Deputy Mayor Burchette stated further consideration of this Ordinance and public hearing will be held on June 9, 2015. This Ordinance allows the Township to establish a dog park to be located at Ann Van Middlesworth Park. As such, it is in the best interest of Township residents to establish rules and regulations for the operation of said park.

Upon motion by Committeeman DelCore, seconded by Committeeman Suraci, the aforesaid ordinance was adopted and unanimously approved upon call of the roll.

Committeeman DelCore stated that this is a great addition to Hillsborough. There is a need for regulations, and we are looking forward to getting the park open.

Deputy Mayor Burchette also stated that this is a great addition to Hillsborough.

CONSIDERATIONS

- 1. RESOLUTION AUTHORIZING THE HIRING OF SUMMER EMPLOYEES MATTHEW DOMITROWSKI, MICHAEL MANTZ, THOMAS KESSLER, KYLE BURKE, ROBERT DIGIORGIO, ROBERT DUNPHEY AND ROBERT HOWELL FOR THE DEPARTMENT OF PUBLIC WORKS WITH A START DATE ON OR ABOUT MAY 13, 2015, AT A SALARY OF \$10.00 PER HOUR FUNDED THROUGH THE CLEAN COMMUNITIES GRANT**

WHEREAS, there is a need for temporary summer employment in the Department of Public Works in the Township of Hillsborough; and

WHEREAS, the Township of Hillsborough anticipates receiving \$93,409.86 from the Clean Communities Grant Fund, said monies to be used to cover the cost of the summer help in the Department of Public Works and Department of Parks and Recreation; and

WHEREAS, the Director of Public Works has determined that the following applicants are the most qualified candidates and has recommended their appointment as summer employees in the Public Works Department, with a start date on or about May 13, 2015, at a salary of \$10.00 per hour, for a period of up to sixteen weeks, 40 hours per week:

1. Matthew Domitrowski
2. Michael Mantz
3. Thomas Kessler
4. Kyle Burke

5. Robert DiGiorgio
6. Robert Dunphey
7. Robert Howell

Deputy Mayor Burchette stated the Clean Communities Grant provides funding for temporary summer help in the Parks Department and the Department of Public Works. This particular resolution authorizes the hiring of the above mentioned summer employees.

As always, grant funding is always appreciated as it allows for these types of hires without impacting our Hillsborough Taxpayers.

Upon motion by Committeeman DelCore, seconded by Committeeman Suraci, the aforesaid resolution was unanimously approved upon call of the roll.

2. RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO ENTER INTO AN AGREEMENT WITH SOMERSET COUNTY FOR USE OF THEIR TRUNKING RADIO SYSTEM

WHEREAS, Hillsborough Township has a need for a two way public safety radio services and Somerset County has the ability to make that resource available, on terms set forth in said agreement; and

WHEREAS, this agreement shall be effective as of January 1, 2014 and extends for a period of ten years until December 31, 2023 or until such time as Hillsborough Township notifies Somerset County, in writing, at least 180 days in advance of the date that Hillsborough Township no longer requires these services.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey that the attached Agreement between the Township of Hillsborough and Somerset County is hereby approved and the Mayor and the Township Clerk are authorized to execute the Agreement.

Deputy Mayor Burchette stated this resolution authorizes a shared services agreement between Hillsborough Township and Somerset County for their Trunking Radio System. Shared services allow for public funds to be saved and is a cost effective measure.

Upon motion by Committeeman DelCore, seconded by Committeeman Suraci, the aforesaid resolution was unanimously approved upon call of the roll.

3. RESOLUTION CONFIRMING AND RATIFYING THE EXECUTION OF A CONTRACT WITH YORK FENCE CO. FOR THE INSTALLATION OF FENCING FOR A DOG PARK AT AVM PARK IN AN AMOUNT NOT TO EXCEED \$12,640.00

WHEREAS, the Township of Hillsborough solicited quotes for the installation of fencing for a Dog Park at AVM Park and three (3) quotes were received as follows:

York Fence Co.	\$12,640.00
Rutgers Fence & Construction Co. Inc.	\$14,194.00
Eagle Fence & Supply Inc.	\$17,500.00

WHEREAS, the Parks Department has recommended that the Township award the contract to York Fence Co.; and

WHEREAS, the cost to the Township will not exceed \$12,640.00; and

WHEREAS, funds are available and have been certified as such by the Chief Finance Officer.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey as follows:

1. Confirm and ratify the award of a contract for the installation of fencing for a Dog Park at AVM Park in an amount not to exceed \$12,640.00.
2. The Mayor and Township Clerk are hereby authorized to execute the proposal/contract provided by York Fence Co. for their services along with any modifications as may be deemed necessary by the Township Attorney.

Deputy Mayor Burchette stated we are excited to announce that Hillsborough Township will soon have its own Dog Park. This will be a leash-free area, in which dogs are free to play and roam with supervision of their owners. The official opening of the dog park will be announced shortly, so stay tuned for details. This resolution authorizes the installation of fencing. This is from the 2015 Capital Ordinance with funding provided by Recreational Developer contributions.

Upon motion by Committeeman Suraci, seconded by Committeeman DelCore, the aforesaid resolution was unanimously approved upon call of the roll.

4. RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT FOR VIDEO PRODUCTION SERVICES TO PREMIERE MEDIA, LLC, IN AN AMOUNT NOT TO EXCEED \$4,000.00

WHEREAS, the Township desires to highlight special events celebrated in the Township of Hillsborough by way of video production; and

WHEREAS, the Township received the attached proposal from Premiere Media, LLC to provide video production services; and

WHEREAS, the Township recommends an award of contract to Premiere Media, LLC, in an amount not exceed \$4,000.00 for video production services; and

WHEREAS, funds are available and have been certified as such by the Chief Finance Officer.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey as follows:

1. That an award of contract be made to Premiere Video, LLC, in an amount not to exceed \$4,000.00, for video production of special events in Hillsborough Township.
2. The Mayor and Township Clerk are hereby authorized to execute a contract with Premiere Media, LLC consistent with their proposal and this Resolution.

Deputy Mayor Burchette stated this agreement is for additional video production services for Township events.

Upon motion by Committeeman Suraci, seconded by Committeeman DelCore, the aforesaid resolution was unanimously approved upon call of the roll.

5. RESOLUTION SUPPORTING FARMLAND PRESERVATION APPLICATION SUBMITTED BY JOHN YABLONSKY UNDER THE COUNTY PLANNING INCENTIVE GRANT PROGRAM FOR THE PROPERTY IDENTIFIED ON THE TAX MAP OF THE TOWNSHIP OF HILLSBOROUGH AS BLOCK 204, LOT 11 (YABLONSKY FARM)

WHEREAS, John Yablonsky (“Yablonsky”) submitted an application for farmland preservation under the County Planning Incentive Grant Program (“PIG”) for his 38 acre farm located at 282 Amwell Road in the Township of Hillsborough and identified on the Tax Map of the Township as Block 204, Lot 11 (“Yablonsky Farm”); and

WHEREAS, the preservation of the Yablonsky Farm furthers the goals of the Township of Hillsborough’s Master Plan and Comprehensive Farmland Preservation Plan.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that:

1. The Township supports the preservation of the Yablonsky Farm; and
2. The Township Clerk is directed to forward a copy of this Resolution to the State Agriculture Development Committee and the Somerset County Agriculture Development Board.

Deputy Mayor Burchette stated that land preservation remains a top priority in Hillsborough be it farmland or open space. This resolution supports the preservation of the above mentioned farm property under the County Planning Incentive Grant Program which is in line with the Township’s Comprehensive Farmland Preservation Program.

Upon motion by Committeeman Suraci, seconded by Committeeman DelCore, the aforesaid resolution was unanimously approved upon call of the roll.

6. RESOLUTION APPROVING PARTICIPATION WITH THE STATE OF NEW JERSEY FEDERAL GRANT PROGRAM ADMINISTERED BY THE DIVISION OF CRIMINAL JUSTICE, DEPARTMENT OF LAW AND PUBLIC SAFETY

WHEREAS, the Township of Hillsborough wishes to apply for funding of approximately \$60,000 with a match of \$60,000 for an approximate project total cost of \$120,000 for a project under the State of New Jersey 2015 Safe and Secure Communities Grant Program; and

WHEREAS, the Township Committee of Hillsborough has reviewed the application and has approved said request; and

WHEREAS, the project is a joint effort between the Department of Law and Public Safety and the Township of Hillsborough, for the purpose described in the application; and

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of Hillsborough that:

1. As a matter of public policy the Township of Hillsborough wishes to participate to the fullest extent possible with the Department of Law and Public Safety.
2. The Attorney General of New Jersey will receive funds on behalf of the Applicant.
3. The Division of Criminal Justice shall be responsible for the receipt and review of the applications for said funds.
4. The Division of Criminal Justice shall initiate allocations to the Applicant as authorized by law.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey approve participation in the Safe and Secure Communities Program.

Deputy Mayor Burchette stated we have been informed by the New Jersey Division of Criminal Justice that we are eligible to renew the Safe and Secure Communities Program grant in the amount up to \$60,000 for the year 2015. This revenue partially supplements the salary of two officers currently employed by the Hillsborough Township Police Department. As always, we are enthusiastically accepting any grant money made available to Hillsborough. Part of the application process requires an authorizing resolution for participation.

Upon motion by Committeeman DelCore, seconded by Committeeman Suraci, the aforesaid resolution was unanimously approved upon call of the roll.

CONSENT

1. RESOLUTION AUTHORIZING SOMERSET COUNTY LIBRARY – HILLSBOROUGH BRANCH TO DONATE CHILDREN’S CHAIRS TO HABITAT FOR HUMANITY

WHEREAS, there is a need to replace the children’s chairs, in the Somerset County Library – Hillsborough Branch, in the Township of Hillsborough, County of Somerset, State of New Jersey; and

WHEREAS, these chairs are no longer needed for public use; and

WHEREAS, the Somerset County Library – Hillsborough Branch wishes to donate these chairs to Habitat for Humanity.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey that the children’s chairs in the Somerset County Library – Hillsborough Branch are no longer needed for public use and may be donated to Habitat for Humanity.

2. RESOLUTION AUTHORIZING THE MANVILLE FIRE DEPARTMENT TO USE THE PLAYGROUND AT THE HILLSBOROUGH MUNICIPAL BUILDING ON TUESDAY, MAY 26, 2015, FOR FIREFIGHTING TRAINING

WHEREAS, the Manville Fire Department has requested permission to hold firefighting training on Tuesday, May 26, 2015, in Hillsborough Township; and

WHEREAS, the Manville Fire Department has produced a certificate of insurance naming the Township of Hillsborough as an insured.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey that the Manville Fire Department is hereby authorized to hold firefighting training at the Hillsborough Municipal Building playground on Tuesday, May 26, 2015.

3. RESOLUTION AUTHORIZING THE SOMERSET VALLEY YMCA, HILLSBOROUGH BRANCH, TO HOLD THEIR ANNUAL 5K ROAD RACE IN HILLSBOROUGH TOWNSHIP ON SATURDAY, MAY 30, 2015, PURSUANT TO THE REQUIREMENTS OUTLINED BY CHIEF PAUL KAMINSKY

WHEREAS, the Somerset Valley YMCA Hillsborough Branch has requested permission to hold their annual 5K road race on Saturday, May 30, 2015, in Hillsborough Township; and

WHEREAS, the Somerset Valley YMCA Hillsborough Branch has produced a certificate of insurance naming the Township of Hillsborough as an insured; and

WHEREAS, Chief Kaminsky and the Hillsborough Township Police Department’s Traffic Safety Bureau have determined that the planned route will provide an acceptable level of safety for the runners.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey that the Somerset Valley YMCA Hillsborough Branch is hereby authorized to hold a race in Hillsborough Township on May 30, 2015.

4. RESOLUTION AUTHORIZING THE SOMERSET VALLEY YMCA, HILLSBOROUGH BRANCH, TO UTILIZE THE BOARD OF EDUCATION PARKING LOT FOR THEIR 15TH ANNUAL HILLSBOROUGH HOP 5K RACE IN HILLSBOROUGH TOWNSHIP ON SATURDAY, MAY 30, 2015

WHEREAS, the Somerset Valley YMCA Hillsborough Branch has requested permission to utilize the Board of Education parking lot for their 14th Annual Hillsborough Hop 5K Race, on Saturday, May 30, 2015, in Hillsborough Township; and

WHEREAS, the Somerset Valley YMCA Hillsborough Branch has produced a certificate of insurance naming the Township of Hillsborough as an insured.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey that the Somerset Valley YMCA Hillsborough Branch is hereby authorized to utilize the Board of Education parking lot for their 15th Annual Hillsborough Hop 5K Race, on Saturday, May 30, 2015, in Hillsborough Township.

5. RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO ENTER INTO CONCESSION AGREEMENTS FOR LOCAL MEDIAN MAINTENANCE PROGRAM WITH COUNTYWIDE ENTERPRISES, INC., TWIN OAKS LANDSCAPE DESIGN, LLC, AND ALL DECKED OUT, INC.

WHEREAS, the Township of Hillsborough implemented a Local Median Maintenance Program whereby landscapers perform beautification services on local medians within the Township; and

WHEREAS, these beautification services are provided to the Township in exchange for the placement of a sign in the median; and

WHEREAS, the Director of the Department of Public Works recommends such a program because it will result in savings to the Township and its residents; and

WHEREAS, the Township sought vendors to perform these services; and

WHEREAS, pursuant to N.J.A.C. 5:34-9.4, these services are in the nature of a concession; and

WHEREAS, the Township desires to award concession agreements to Countywide Enterprises, Inc. Twin Oaks Landscape Design, LLC and All Decked Out, Inc.; and

WHEREAS, these agreements shall be for the time period of April 15, 2015 through November 15, 2015; and

WHEREAS, the Township has undertaken the following Concession Analysis:

DESCRIPTION OF PUBLIC NEED: Landscaping of selected Township medians at no cost to the Township.

CONCESSIONS AWARDED: Countywide Enterprises, Inc., Twin Oaks Landscape Design, LLC and All Decked Out, Inc.

CONSIDERATION: Hillsborough Township will receive the following services:

Islands to be mowed weekly at a minimum, preferably mowed when the contactor is providing mowing services for private customers in the area(s). During the summer "burn", islands should be mowed at the same interval as the private customers in the area of the median(s). Grass length should be maintained no less than three (3") inches.

RISKS: There is no risk to the Township because the Township is not expending any money and the vendors are insured.

ESTIMATE OF TOTAL VALUE OF CONCESSION: \$1,000
Vendors will be permitted to provide signs on public property being landscaped as delineated in the agreement.

ESTIMATE OF REVENUE TO BE RECEIVED BY CONTRACTING UNIT: No revenue to be received

BASIS FOR AWARD: Concession Agreement

COSTS BY CONTRACTING UNIT: None

FACILITIES PROVIDED BY CONTRACTING UNIT: None

METHOD OF PROCUREMENT: Informal quote because the total value of the concession is \$1,000.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey that the Mayor and Township Clerk are hereby authorized to enter into Concession Agreements with Countywide Enterprises, Inc., Twin Oaks Landscape Design, LLC and All Decked Out, Inc. said agreements will address terms and conditions, rules and regulations, insurance and specific assignments for the vendors.

BE IT FURTHER RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey that this resolution shall take effect immediately.

6. RESOLUTION ACCEPTING AN APPLICATION FOR AN AMENDMENT OF APPLE FOOD SERVICE OF HILLSBOROUGH, LLC, T/A APPLEBEE'S NEIGHBORHOOD GRILL & BAR, FOR PLENARY RETAIL CONSUMPTION LICENSE 1810-33-005-004

WHEREAS, an application has been filed by Apple Food Service of Hillsborough, LLC, t/a Applebee's Neighborhood Grill & Bar to amend Plenary Retail Consumption License 1810-33-005-004, at 315 Route 206, Unit 300, to allow for the installation of an ATM machine; and

WHEREAS, the submitted application form is complete in all respects, and the license has been properly renewed for the current license term; and

WHEREAS, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

WHEREAS, the Hillsborough Township Police Department has conducted a thorough investigation of the licensee to insure that criminally disqualified and other unfit person do not acquire or hold direct interest in the Apple Food Service of Hillsborough, LLC, t/a Applebee's Neighborhood Grill & Bar.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey does hereby accept the amended application to allow the installation of an ATM machine for Plenary Retail Consumption License 1810-33-005-004, and will send said application to New Jersey Alcohol and Beverage Commission for approval.

7. RESOLUTION SUPPORTING THE CLICK IT OR TICKET MOBILIZATION OF MAY 18 – MAY 31, 2015

WHEREAS, there were 556 motor vehicles fatalities in New Jersey in 2014; and

WHEREAS, a large percentage of the motor vehicle occupants killed in traffic crashes were not wearing a seat belt; and

WHEREAS, use of a seat belt remains the most effective way to avoid death or serious injury in a motor vehicle crash; and

WHEREAS, the National Highway Traffic Safety Administration estimates that 135,000 lives were saved by safety belt usage nationally between 1975 – 2000; and

WHEREAS, the State of New Jersey will participate in the nationwide *Click It or Ticket* seat belt mobilization from May 18 – May 31, 2015 in an effort to raise awareness and increase seat belt usage through a combination of high visibility enforcement and public education; and

WHEREAS, the Division of Highway Traffic Safety has set a goal of increasing the seat belt usage rate in the state from the current level of 88% to 98%; and

WHEREAS, a further increase in seat belt usage in New Jersey will save lives on our roadways.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey that they hereby support the *Click It or Ticket* seat belt mobilization both locally and nationally from May 18 – May 31, 2015 and pledges to increase awareness of the mobilization and the benefits of seat belt use.

8. RESOLUTION APPROVING THE REQUEST FROM JOSEPH MARTINS FOR RELEASE OF DEVELOPMENT REVIEW ESCROW IN THE AMOUNT OF \$577.64

WHEREAS, a request has been received from Joseph Martins for the release of Development Review Escrow; and

WHEREAS, the Hillsborough Township Deputy Director of Planning certifies that all work related to the review of the above has been completed; and

WHEREAS, the Hillsborough Township Deputy Director of Planning recommends that the Township Committee take action to release the \$577.64 Development Review Escrow because the work has been completed.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the recommendation of the Hillsborough Township Deputy Director of Planning be and hereby is accepted and approved.

9. RESOLUTION APPROVING THE REQUEST FROM ST. JOSEPH'S PARISH TO HOLD A 5K RUN/WALK IN HILLSBOROUGH TOWNSHIP ON SATURDAY, JUNE 13, 2015, PURSUANT TO THE REQUIREMENTS OUTLINED BY CHIEF PAUL KAMINSKY

WHEREAS, St. Joseph's Parish has requested permission to hold a 5K Run/Walk on Saturday, June 13, 2015, in Hillsborough Township; and

WHEREAS, St. Joseph's Parish has produced a certificate of insurance naming the Township of Hillsborough as an insured; and

WHEREAS, Chief Kaminsky and Hillsborough Township Police Department's Traffic Safety Bureau have determined that the planned route will provide an acceptable level of safety for the runners.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that St. Joseph's Parish is hereby authorized to hold a race in Hillsborough Township on June 13, 2015.

10. RESOLUTION APPROVING REQUEST FROM JOHN AND JENNIFER MCGAHREN FOR RELEASE OF CASH ESCROW FOR ROAD OPENING PERMIT 2014-18, 145 WERTSVILLE ROAD, IN THE TOTAL AMOUNT OF \$150.00

WHEREAS, a request has been received from John and Jennifer McGahren for release of cash escrow for road opening permit, in the total amount of \$150.00; and

WHEREAS, the Assistant Township Engineer certifies that all work has been satisfactorily completed; and

WHEREAS, the Assistant Township Engineer recommends that the Township Committee take action to release the \$150.00 cash escrow that was posted for the completion of this project.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the recommendation of the Assistant Township Engineer be and hereby is accepted and approved.

11. RESOLUTION APPROVING THE APPLICATION FOR SPECIAL PERMIT FOR SOCIAL AFFAIR FOR BRIDGEWATER MANOR, LLC FOR AN EVENT TO BE HELD ON JUNE 10, 2015 AT PROVIDENT BANK

WHEREAS, an application for a Special Permit for Social Affair has been filed by Bridgewater Manor, LLC for an event to be held on June 10, 2015 at Provident Bank; and

WHEREAS, the submitted application is complete.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey that it hereby approves the application for Bridgewater Manor, LLC for an event to be held on June 10, 2015 at Provident Bank.

Upon motion by Committeeman Suraci, seconded by Committeeman DelCore, the Consent Agenda was unanimously approved upon call of the roll.

Committeeman Suraci announced that the YMCA's 15th annual Hillsborough Hop will be held on Saturday, May 30th. Also, on Saturday, June 13th St. Joseph's Parish will be holding their 5k run/walk.

CLAIMS LISTS

Deputy Mayor Burchette presented Claims Lists 2015-10.

Upon motion by Committeeman Suraci, seconded by Committeeman DelCore, Claims List 2015-10 was unanimously approved upon call of the roll.

Township attorney, Eric Bernstein asked for a motion to authorize an additional Township Committee meeting with the Township Administrator, Township Clerk and himself regarding an employee matter before closing the meeting. This will not bind us to having the meeting.

Upon motion by Committeeman DelCore, seconded by Committeeman Suraci, the aforesaid consideration was unanimously approved upon call of the roll.

EXECUTIVE SESSION RESOLUTION

WHEREAS, Section 8 of the Open Public Meetings Act (N.J.S.A. 10:4-12 (b) (1-9), Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Township Committee is of the opinion that such circumstances exist.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hillsborough in the County of Somerset, State of New Jersey, as follows:

1. The public shall be excluded from discussion of the hereinafter specified subject matters.
2. The general nature of the subject matter to be discussed is as follows:
 - a. Property Acquisitions:
 - i. *Wertsville Road, Block 169, Lots 4.02 and 4.03*
 - ii. *Wertsville Road, Block 173, Lot 8*
3. The Township Committee may take official action on those items discussed in Executive Session upon completion of the Executive Session
4. The minutes of the discussions shall be made available to the public as soon as the matters under discussion are no longer of a confidential or sensitive nature.
5. This Resolution shall take effect immediately.

Upon motion by Committeeman DelCore, seconded by Committeeman Suraci, the aforesaid resolution was unanimously approved upon call of the roll.

Upon motion by Committeeman DelCore, seconded by Deputy Mayor Burchette the Public Meeting was reopened.

Attorney, Bill Willard provided a brief update on the matters discussed in Executive Session and stated no further action was required.

ADJOURNMENT

Upon motion by Committeeman DelCore, seconded by Committeeman Suraci the meeting duly adjourned at 9:21 p.m. Said motion was carried unanimously upon voice vote.

Attested:

Pamela Borek
Township Clerk

