



Township of

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

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TOWNSHIP OF HILLSBOROUGH **PLANNING BOARD PUBLIC MEETING AGENDA** **December 03, 2015** **Municipal Courtroom - 7:30 P.M.**

CALL TO ORDER **PLEDGE OF ALLEGIANCE**

NOTICE OF MEETING - This meeting has been duly advertised according to Section 5 of the Open Public

Meetings Act, Chapter 231, Public Law 1975 ("Sunshine Law").

ROLL CALL

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

DISPOSITION OF MINUTES

- October 01, 2015

DISPOSITION OF RESOLUTIONS

PLANNING BOARD BUSINESS

- Krismic Assoc., Inc. - Extension through 04-30-16
- Glen Gery (GG RE Co.) - File 15-PB-04-MR - Extension through 01-31-16

SPECIAL COMMITTEE REPORTS

BUSINESS FROM THE FLOOR

CONSIDERATION OF ORDINANCES

PUBLIC HEARING - SUBDIVISION/SITE PLAN APPLICATIONS

- County of Somerset / SMITH & WEINBERG** - File 15-PB-16-MRV - Block 173, Lot 8 - 19 Wertsville Road. Applicant seeking Minor Subdivision Approval and 'c' Bulk Variance approval for relief from a lot fronting on an approved public street, to subdivide a 133.85 acre lot into two lots: Proposed Lot 8.02 to create a 90.0004 acre lot which will be added to the County's Open Space inventory; Proposed Lot 8.01 to contain 43.301 acre lot with existing dwelling (Listed in the *Historic Preservation Plan Element, Hillsborough Township Master Plan, Adopted April 5, 2001*, as ID#128) and accessory structures, on property located in the MZ, Mountain Conservation District (EC Review: 11-23-15). **TRANSFERRED TO THE BOARD OF ADJUSTMENT WITH RE-NOTICE ('d' variance involved).**
- Valley Holdings, LLC - Solar Installation** - File 15-PB-15-SVR - Block 143, Lot 7 - 321 Valley Road. Applicant seeking Preliminary and Final Major Site Plan Approval; and 'c' Bulk Variances for relief from Minimum Side Yard Setback (existing nonconformity); Minimum Rear Yard Setback (existing nonconformity); Maximum Impervious Coverage; Waiver from submitting a Traffic Impact Statement; and Waiver from submitting a Community Impact Statement, to construct a 1.2MW solar array installation and a 6,000 sf. building to house certain existing outdoor operations, on property located in the GI, General Industrial Office & Research District (EC Agenda: 11-23-15).

CORRESPONDENCE **ADJOURNMENT**

NEXT MEETINGS:
December 10, 2015

January 07, 2016
Reorganization Meeting - 7:00 pm
Regular Meeting - 7:30 pm

DRAFT