



# Township of

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

[www.hillsborough-nj.org](http://www.hillsborough-nj.org)  
(908) 369-4313

## TOWNSHIP OF HILLSBOROUGH PLANNING BOARD PUBLIC MEETING AGENDA June 09, 2016 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

_____ Mayor Frank DelCore	_____ Sam Conard
_____ Robert Wagner, Jr.	_____ <b>Shawn Lipani, Chairman</b>
_____ Deputy Mayor Carl Suraci	_____ Kenneth Hesthag
_____ Robert Peason	_____ Sally Becorena (Alt. #1)
_____ <b>Dr. Daniel Marulli, Vice Chairman</b>	_____ Stephanie Forrest (Alt. #2)
_____ Neil Julian, Secretary	

### DISPOSITION OF MINUTES

- May 12, 2016
- June 02, 2016

### DISPOSITION OF RESOLUTIONS

- Hillsborough Realty LLC** (Reference: Wiseman Enterprises, LLC 04-PB-25-MJ) - **File #16-PB-05-RES**

### PLANNING BOARD BUSINESS

### SPECIAL COMMITTEE REPORTS

### BUSINESS FROM THE FLOOR

### CONSIDERATION OF ORDINANCES

### PUBLIC HEARING - SUBDIVISION/SITE PLAN APPLICATIONS

- GLEN GERY (GG RE Co.) - File 15-PB-04-MR** - Block 182, Lots 10, 11, 12, 45 & 46 - 95 Hamilton Road. Applicant seeking Minor Subdivision with Waivers to reconfigure lot lines by merging all five lots totaling 238.7 acres, then subdividing a lot in the southeasterly corner to create one lot consisting of approximately 25.494 acres (Proposed Lot 46), with the remaining lot (Proposed Lot 11) approximately 213.25 acres of remaining land, on property in the M, Mining Zoning District. (EC Review: 03-23-15). **ADJOURNMENT Requested to July 07, 2016.**
- Montgomery Development, LLC - File 05-PB-19-SR (2016 Extension Request)** (Ref: Montgomery Properties LLC 05-PB-19-SR / 04-PB-2-SRV) - Block 142.03, Lots 1 & 2 (formerly Block 142.B, Lots 1 & 2). Applicant seeking a one-year extension through June 30, 2017 for the Amended Preliminary and Final Major Site Plan Approval, Resolution date: 12-08-05; One-year Extension approval, Resolution date: 12-13-07 (Preliminary & Final Major Site Plan Approval granted under 04-PB-2-SRV, Resolution date: 02-03-05), to construct a child care facility, with improvements, on property in the I-1, Light Industrial Zoning District (follows I-2 standards - fronts on highway).
- WSH Enterprises, Inc. - AMENDED Final - 08-PB-15-MJF (2016 Extension Request)** - Block 148, Lot 24 - Beekman Lane. Applicant seeking a one-year extension through June 30, 2017, for the Amended Final Major Subdivision Approval, Resolution date: 03-13-14, to subdivide 8.8244 property into eight for seven SFD lots and one detention basin lot, on property in the R, Residential Zoning District.

*Continued on next page...*

- **Terrace Industrial Park - File 08-PB-08-MJF (2016 Extension Request)** - Block 185, Lot 1 - Weston Road. Applicant seeking a one-year extension for the Amended Final Major Subdivision Approval, Resolution dated 09-04-08, to subdivide 19.586 acres into ten lots for industrial park, including one stormwater lot, on property in the I-1 Light Industrial Zoning District.
  
- **Dr. Kumar Ramaswamy (668 Route 206)** - File 16-PB-04-SRV - Block 178, Lot 16 - 668 Route 206. Applicant seeking preliminary and final major site plan approval; bulk variances for relief from minimum lot width (existing condition); maximum front yard setback; minimum FAR; minimum buffer, and parking waivers, to demolish the existing structures and construct an 8,480 sf. one-story multi-tenant medical office building, with parking, lighting and stormwater improvements, for property located in the GA, Gateway A Zoning District, within the ASD Overlay District (EC Review: 05-23-16). ***Adjourned from June 02, 2016.***

**CORRESPONDENCE**

**ADJOURNMENT**

**Next Meetings:  
June 23, 2016 - Business Meeting  
July 07, 2016 - Regular Meeting**