



Township of

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

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

TOWNSHIP OF HILLSBOROUGH PLANNING BOARD PUBLIC MEETING AGENDA July 07, 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.	_____ Shawn Lipani, Chairman
_____ Deputy Mayor Carl Suraci	_____ Kenneth Hesthag
_____ Robert Peason	_____ Sally Becorena (Alt. #1)
_____ Dr. Daniel Marulli, Vice Chairman	_____ Stephanie Forrest (Alt. #2)
_____ Neil Julian, Secretary	

DISPOSITION OF MINUTES

DISPOSITION OF RESOLUTIONS

- Montgomery Development, LLC - File 05-PB-19-SR (2016 Extension Request)
- Terrace Industrial Park 08-PB-08-MJF (2016 Extension Request)
- WSH enterprises, Inc. - Amended Final - File 08-PB-15-MJF (2016 Extension Request)

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). **Adjourned from June 09, 2016. APPLICANT REQUESTING ADJOURNMENT - meeting date to be determined and extension of time to be provided at meeting.**
- Dr. Kumar Ramaswamy (668 Route 206)** - File 16-PB-04-SRV - Block 178, Lot 16 - 668 Route 206. **Revised Plans submitted 06-27-16.** Applicant seeking preliminary and final major site plan approval; bulk variances for relief from: minimum lot width; maximum front yard setback; minimum FAR; and design waivers, to demolish the existing structures and construct an two-story 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 / Revised Plan to Chairman 06-27-16). **Continued from June 09, 2016 without further notice.**
- RETS Partners, LLC (2016 Variances)** - File 16-PB-06-SRV - Block 178.02, Lot 421 (formerly known as Block 178, Lot 21) - Southwest intersection of Route 206 and Raider Boulevard. Applicant seeking to amend relief previously granted for minimum front yard setbacks at Raider Blvd (24.7 ft. proposed, 25 ft. previously granted); and Greenfields Lane (22.7 ft. proposed, 23 ft. previously granted). Previous

approval for preliminary and final major site plan; bulk variances; and waivers, granted under application #15-PB-06-SRV, Resolution dated 06-25-15. Property is under construction for a child care facility with parking and improvements, on property in the GB District (within the ASD District). (*EC Agenda: 06-27-16*).

Continued to next page...

- ***RB Manufacturing, LLC*** - File 16-PB-09-MSR - Block 201, Lot 11 -- 799 Route 206. Applicant seeking Minor Site Plan Approval to allow placement of a new 14 ft. diameter by 25 ft., 17,000 gallon fiberglass vertical storage tank, on property in the LI, Light Industrial District (EC Review: 06-27-16).

CORRESPONDENCE

ADJOURNMENT

**Next Meeting:
July 14, 2016**

DRAFT