



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 14, 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

- Country Classics – Phase 4A – File 07-PB-20-MJF (2016 Extension Request)
- SISSCO (Permadur Industries, Inc.) – File 16-PB-03-SRV

PLANNING BOARD BUSINESS

SPECIAL COMMITTEE REPORTS

BUSINESS FROM THE FLOOR

CONSIDERATION OF ORDINANCES

PUBLIC HEARING – SUBDIVISION/SITE PLAN APPLICATIONS

John ZAMKOTOWICZ – File 07-PB-26-MJ (2016 Extension Request) – Block 199, Lot 18 – Extension of Vroom Drive. Applicant seeking one-year extension for Preliminary and Final Major Subdivision approved 05-08-08, Resolution dated 09-04-08, to subdivide 6.724 acres into four residential lots; the Remainder Lot to contain approximately 2.80 acres and will contain the existing dwelling; Proposed Lot 18.02 will contain approximately 1.12 acres; Proposed Lot 18.03 will contain approximately 1.38 acres; and Proposed Lot 18.04 will contain approximately 1.29 acres, with improvements and conditions, on Property in the R, Residential Zoning District.

- **Meadow Brook at Hillsborough** – File 16-PB-02-MJSR – Block 163.05, Lots 101, 102, 103, 104 & 105 (Proposed Lots 101.01 and 101.02 after subdivision – Proposed Lot 101.02 subject of application) – currently 495 Amwell Road (Lot 101); (Q Farm) Amwell Road (Lot 102); 503 Amwell Road (Lot 103); 505 Amwell Road (Lot 104); and 507 Amwell Road (Lot 105). **Subdivision Deeds filed 04-18-16 for Lots 101.01 and 101.02.** Applicant seeking preliminary and final major subdivision approval; preliminary and final major site plan approval; relief from maximum tract area for single-family dwellings (*identified*); and Hardship Waiver from the Tree Preservation Ordinance, to subdivide Proposed Lot 101.02 (17.166 acres) into 46 lots: 44 lots for single-family detached homes; 1 multi-family lot (2.49 acres) to construct 30 multi-family townhomes situated within three buildings; and 1 open space lot (6.06 acres) to contain the stormwater basin; and all necessary parking, roadways, utilities, and improvements, on property in the ARW, Amwell Road West Zoning District. This project is governed by the provisions of the *New Amwell Redevelopment Plan*. *Revised Plans submitted 04-15-16.* (EC Reviews: 04-25-16; 05-23-16; and 06-27-16) **Revised Plans submitted 06-22-16. Continued from May 12, 2016 without further notice.**

CORRESPONDENCE ADJOURNMENT

Next Meetings:
July 28, 2016 – Business Meeting
August – No Meetings
September 01, 2016 – Regular Meeting