



# 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 September 01, 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)
_____ <b>Neil Julian, Secretary</b>	

### DISPOSITION OF MINUTES

- June 09, 2016
- July 07, 2016
- July 14, 2016

### DISPOSITION OF RESOLUTIONS

- Dr. Kumar Ramaswamy (668 Route 206) – File 16-PB-04-SRV
- RETS Partners, LLC (2016 Variances) – 16-PB-06-SRV
- RB Manufacturing, LLC – File 16-PB-09-MSR

### PLANNING BOARD BUSINESS

- **Krismic Assoc., Inc.** – File 14-PB-21-MSR – Extension for Time of Decision through December 8, 2016 requested
- Resignation of Board Member Dr. Daniel Marulli (Seat #5 – Term Expiring 12-31-18)
- Election of Vice Chairman, previously held by Dr. Daniel Marulli

### SPECIAL COMMITTEE REPORTS

### BUSINESS FROM THE FLOOR

### CONSIDERATION OF ORDINANCES

### PUBLIC HEARING – SUBDIVISION/SITE PLAN APPLICATIONS

- **Meadow Brook at Hillsborough** – File 16-PB-02-MJSR – Block 163.05, Lot 101.02 (*formerly known as: Block 163.05, Lots 101, 102, 103, 104 & 105*) – Amwell Road. Applicant seeking preliminary and final major subdivision approval; preliminary and final major site plan approval; relief from maximum tract area for single-family dwellings; 'c'(2) variance for sign height; and Hardship Waiver from the Tree Preservation Ordinance, to subdivide 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 improvements, on property in the New Amwell Redevelopment Plan Zoning District (*formerly in the ARW Zoning District*). **Revised Plans submitted 06-22-16.** (EC Reviews: 04-25-16; 05-23-16; and 06-27-16). **Continued from July 14, 2016 without further notice.**
- **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). **Revised Plans submitted 07-28-16. Carried application – previously adjourned from July 07, 2016 without notice.**

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**CORRESPONDENCE**

- SCPB – letter dated August 12, 2016
- SCPB – Planning Partners Forum

**ADJOURNMENT**

**Next Meeting:  
September 08, 2016**

DRAFT