



# Township of

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

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(908) 369-4313

## TOWNSHIP OF HILLSBOROUGH PLANNING BOARD PUBLIC MEETING AGENDA October 13, 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	_____ <b>Kenneth Hesthag, Secretary</b>
_____ Robert Peason	_____ Sally Becorena (Alt. #1)
_____ Vacant	_____ Stephanie Forrest (Alt. #2)
_____ <b>Neil Julian, Vice Chairman</b>	

### DISPOSITION OF MINUTES

- ☐ September 01, 2016
- ☐ October 06, 2016

### DISPOSITION OF RESOLUTIONS PLANNING BOARD BUSINESS SPECIAL COMMITTEE REPORTS BUSINESS FROM THE FLOOR

### CONSIDERATION OF ORDINANCES

- ☐ Definition and Location of Utilities – for discussion

### PUBLIC HEARING – SUBDIVISION/SITE PLAN APPLICATIONS

- ☐ **Green Village** – File 16-PB-12-MJV – Block 141, Lot 30 – Easterly side of Route 206 Highway. Applicant seeking Preliminary and Final Major Subdivision approval; and 'c' bulk variances for relief from: insufficient lot area variances (Proposed Lots 30.01, 30.02, and 30.03); insufficient lot frontage variances (Proposed Lots 30.01 and 30.03); insufficient side yard setback variances (Proposed Lots 30.02 - Buildings #1, 4, 6, 8, 9, 10 and 11; and Proposed Lot 30.03 - Buildings #2, 3 and 22); and number of parking spaces (insufficient – Proposed Lot 30.02; excessive – Proposed Lot 30.03), to subdivide the existing 50.0016 acre tract into three lots: Proposed Lot 30.01 (8.4161 acres), Proposed Lot 30.02 (14.527 acres), and Proposed Lot 30.03 (27.0598 acres) where 40 acres is required. Development application for major site plan approval granted by Resolution dated June 7, 2012 for application 11-PB-11-SR, on Property in the GV, Green Village Zoning District. (EC Agenda: 09-26-16). **REQUEST TO ADJOURN to December 08, 2016 without further notice.**
- ☐ **Dukes Parkway, LLC / LEVONAITIS** – File 16-PB-10-SRV – Block 58.03, Lot 1 (formerly known as Block 58, Lot 70) – 280 Dukes Parkway East. Applicant seeking Preliminary and Final Major Site Plan Approval; 'c' Bulk Variances for relief from minimum lot area; minimum lot width; minimum front yard setback for the existing building; minimum side yard setbacks for existing and proposed buildings; minimum buffers for the existing building and parking lot; parking waivers for parking stall size and parking aisle width; and application waivers from providing an Environmental Impact Study, Community Impact Study, and Traffic Impact Study; to renovate the existing 2,739 sf. building as an office and construct a 2,760 sf. pole barn in the rear of the property for storage, and construct ten parking spaces, on property in the I-2, Light Industrial Zoning District (EC Agenda: 07-25-16) **Continued from 09-08-16 without further notice. (Revised Plans submitted 10-03-16).**

### CORRESPONDENCE ADJOURNMENT

**Next Meetings:**  
**October 27, 2016 – Business Meeting**  
**November 03, 2016 – Regular Meeting**