



Township of Hillsborough

COUNTY OF SOMERSET
OFFICE OF PLANNING/ZONING
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TOWNSHIP OF HILLSBOROUGH PLANNING BOARD PUBLIC MEETING AGENDA

January 05, 2012
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

_____ Deputy Mayor Gloria McCauley	_____ Sam Conard
_____ Greg Burchette	_____ Steven Sireci, Jr., Chairman
_____ Committeeman Frank DelCore	_____ Marian Fenwick
_____ Steve Cohen, Vice Chairman	_____ Daniel Marulli (Alt. #1)
_____ Tod Mershon, <i>Secretary</i>	_____ Robert Peason (Alt. #2)
_____ Neil Julian	

ACCEPTANCE OF MINUTES

December 01, 2011

ACCEPTANCE OF RESOLUTIONS

Bryan and Donna Loniewski – 11-PB-08-MJV – *Revised Resolution*
Fortunato RITORTO 11-PB-15-MSR
General Tool Specialties, Inc. 11-PB-17-MSR

Planning Board Business

Contract Resolution – Board Attorney
Contract Resolution – Board Engineer
Contract Resolution – Alternate Board Engineer
Contract Resolution – Court Reporter
Contract Resolution - Videographer

SPECIAL COMMITTEE REPORTS

BUSINESS FROM THE FLOOR

CONSIDERATION OF ORDINANCES

PUBLIC HEARING – SUBDIVISION/SITE PLAN APPLICATIONS

Pat Richard, LLC – Phase III – File #11-PB-18-SR – Block 142, Lot 23.10 (C.0006) (formerly known as Block 142, Lot 23.B) – 330 Roycefield Road. Applicant requesting D(4) Conditional Use with preliminary and final site plan for Phase III to allow a medical transportation company to occupy proposed Building 6. Waivers granted under previous applications include access driveway width; parking stall size; site lighting/ pavement for loading and storage areas; number of loading spaces for property in the I-2 District. (Bifurcated Use Variance and Bulk Variance approval granted - Resolution BA-01-20; P/F Major Site Plan approval with Bulk Variances and Waivers granted - Resolution BA-03-45; P/F Major Site Plan approval for Phase III with Waivers – Resolution 09-PB-02-SR).

PSE&G – Sunnymeade Road Substation – File #11-PB-19-MSRV – Block 182, Lot 7.01 – Access easement off of Sunnymeade Road (between Hamilton Road and Falcon Road). Applicant requesting Minor Site Plan Approval with 'c' Bulk Variances for relief from Minimum Front Yard Setback; and No Street Frontage; an Environmental Impact Waiver and such other variances, waivers, and approvals as are necessary to permit the applicant to expand the existing Sunnymeade Road electric substation with a new 230 k V Breaker, disconnect switches, protection relays and construct a new 280 sf. control room for property in the I-1 District. (*EC Review: 12-12-11*)

EXECUTIVE SESSION

RE: Green Village – File #11-PB-11-SR - The Board will convene to discuss potential litigation and attorney-client privilege matters.

GREEN VILLAGE – File #11-PB-11-SR (*previously referenced as 11-PB-11-MJFSR*) – Block 141, Lot 30 – Route 206 North. (***AMENDED Application***) Applicant requesting Preliminary and Final Major Site Plan approval to develop the subject property containing 50.0016 acres with 469 apartments, of which 352 units will be market rate and 117 units will meet the Township's affordable housing obligation. A clubhouse with recreational amenities, 20,000 sq. ft. of retail space and a 130 room extended stay executive suites hotel in the GV District. The Planner Report dated 09-19-11 finds the following 'c' Bulk Variances: tree removal (31% allowed: 75.44% proposed); encroachment into buffer area (Building #34) for currently proposed trash area; Sign Waiver; and Fence (height) Waiver. The Applicant is requesting an Economic Hardship Waiver for tree mitigation for property in the GV District (*previous request for major preliminary and final subdivision has been withdrawn*). (*EC Review: 09-26-11*). ***Carried from December 01, 2011 without further notice.***

PLANNING BOARD BUSINESS

Request to Endorse Priority Growth Areas and Local Growth Areas as Part of Somerset County's Strategic Plan Update and as Part of the Somerset County Business Partnership's Comprehensive Development Strategy Initiative

CORRESPONDENCE

Annual Planning Board Report - 2011

ADJOURNMENT

NEXT MEETINGS:

January 12, 2012 – Regular Meeting
January 26, 2012 – Business Meeting

February 02, 2012

DRAFT