



Township of Hillsborough

COUNTY OF SOMERSET
OFFICE OF PLANNING/ZONING
379 SOUTH BRANCH ROAD
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TOWNSHIP OF HILLSBOROUGH
PLANNING BOARD PUBLIC MEETING AGENDA
March 01, 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
_____ Greg Burchette
_____ Committeeman Frank DelCore
_____ **Steve Cohen, Vice Chairman**
_____ Tod Mershon, *Secretary*
_____ Neil Julian

_____ Sam Conard
_____ **Steven Sireci, Jr., Chairman**
_____ Marian Fenwick
_____ Daniel Marulli (Alt. #1)
_____ Robert Peason (Alt. #2)

ACCEPTANCE OF MINUTES
ACCEPTANCE OF RESOLUTIONS

Pat Richard, LLC (Phase III – File #11-PB-18-SR)

PLANNING BOARD BUSINESS
SPECIAL COMMITTEE REPORTS
BUSINESS FROM THE FLOOR

CONSIDERATION OF ORDINANCES

Ordinance 2012-08 – Amend Section 188-112 to Revise the Requirements for the Minimum Tract Size and Minimum Lot Size in the ED, Economic Development District.

Ordinance 2012-10 – To Change the Zone Designation for Block 143, Lot 3 in the AG, and Block 143, lot 4 in the ED to the GI District; Block 151.09, Lots 218, 219 & 224 and Block 150, Lots 1, 1.01, 1.02, 3, 4, 4.01, 5, 6, 7, 8, 8.01, 8.02, 9 & 20 in the ED District to the AG District; and Block 150, Lots 10 & 11 from ED District to the R District.

Ordinance 2012-11 – To Change the Zone Designation for Block 180.01, Lots 42, 43, 44, 45, 46, 47, 48, 49 & 50 in the AG District to the HS District.

Ordinance 2012-14 – To Change the Zone Designation for Block 202, Lots 3, 4 & 23 in the LI District to the HS District.

EXECUTIVE SESSION

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

PUBLIC HEARING – SUBDIVISION/SITE PLAN APPLICATIONS

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*). **REVISED PLANS** submitted 02-07-12 now eliminates the need for relief from 'c' Bulk Variance for encroachment into the buffer area (trash collection Bldg. #43); and Sign Waiver. **Carried from January 05, 2012 without further notice.**

CORRESPONDENCE
ADJOURNMENT

NEXT MEETINGS:
March 08, 2012 – Regular Meeting
March 22, 2012 – Business Meeting

DRAFT