



# Township of Hillsborough

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

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**TOWNSHIP OF HILLSBOROUGH**  
**PLANNING BOARD PUBLIC MEETING AGENDA**  
**March 22, 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	_____ <b>Steven Sireci, Jr., Chairman</b>
_____ Committeeman Frank DelCore	_____ Marian Fenwick
_____ <b>Steve Cohen, Vice Chairman</b>	_____ Daniel Marulli (Alt. #1)
_____ Tod Mershon, <i>Secretary</i>	_____ Robert Peason (Alt. #2)
_____ Neil Julian	

**ACCEPTANCE OF MINUTES**

March 01, 2012 - Executive Session

**ACCEPTANCE OF RESOLUTIONS**

**PLANNING BOARD BUSINESS**

**SPECIAL COMMITTEE REPORTS**

**BUSINESS FROM THE FLOOR**

**CONSIDERATION OF ORDINANCES**

**PUBLIC HEARING – SUBDIVISION/SITE PLAN APPLICATIONS**

***County of Somerset – CARRIER CLINIC*** – File #12-PB-02-MR – Block 176, Lots 14.01, 15, 15.01, 16 & 16.01 (formerly known as Block 176, Lots 14.A, 15, 15.A, 16 & 16.A) – East Mountain Road. Applicant seeking Minor Subdivision approval of 99.356 acres in order to subdivide the existing lot in order to create a new Lot 15.01 to be preserved by Somerset County as open space along with existing Lots 14.01, 16, and 16.01, totaling 81.556 acres. The newly created Lot 15.02 containing 17.80 acres will be retained by Carrier Clinic as a solar installation which was previously approved by the Board of Adjustment. A Waiver for payment of application and escrow fees; and Waiver for submission of an Environmental Impact Statement are requested for property in the AG District.  
(EC Review: 03-12-12)

**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). ***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 March 01, 2012 without further notice.***

**CORRESPONDENCE**

**ADJOURNMENT**

**NEXT MEETINGS:**

April 12, 2012 – Regular Meeting

DRAFT