

**HILLSBOROUGH TOWNSHIP PLANNING BOARD**

**PUBLIC MEETING MINUTES**

**July 25, 2013**

Chairman Sireci called the Planning Board meeting of July 25, 2013 to order at 7:30 p.m. All stood for the Pledge of Allegiance. The meeting took place in the courtroom of the Municipal Complex.

Chairman Sireci announced that the meeting had 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 - Present  
Michael Merdinger – Absent  
Committeewoman Gloria McCauley – Present  
**Steve Cohen, Vice Chairman** - Present  
Tod Mershon, *Secretary*- Present  
Neil Julian - Present

Sam Conard - Absent  
**Steven Sireci, Jr., Chairman** - Present  
Robert Wagner, Jr. - Absent  
Daniel Marulli (Alt. #1) - Absent  
Robert Peason (Alt. #2) - Present

Also present: David Kois, Zoning Officer/Assistant Township Planner; Jeffrey Ziegelheim, Esq., Board Attorney (Eric M. Bernstein & Associates); Lucille Grozinski, C.C.R. and Caz Bielen, Premier Media, LLC, Videographer.

**ACCEPTANCE OF MINUTES**

None

**ACCEPTANCE OF RESOLUTIONS**

None

**PLANNING BOARD BUSINESS**

None

**BUSINESS FROM THE FLOOR**

None

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

***Copart of Connecticut – Resolution – Amended Application 07-12-13*** - File #10-PB-13-SRV (RES) - #11-PB-03-SR (RES) – Block 73.01, Lot 1 and Block 71.01, Lot 1.01 – 2124 Camplain Road. **APPLICATION WITHDRAWN 07-25-13.**

Chairman Sireci announced the Copart application has withdrawn.

***County of Somerset – CLARK*** – File 13-PB-07MRV – 727 Montgomery Road. Applicant seeking Minor Subdivision Approval and 'c' Bulk Variance for relief from Minimum Lot Area (both proposed Lot and Remainder Lot) and such other variances, waivers and approvals as are necessary to permit the Applicant to subdivide 17.695 acres into 2 lots; proposed lot for Open Space – 7.526 acres, Remainder Lot for existing dwelling – 9.860 acres on property in the MZ District. (*EC Review: 06-24-13*)

Michael O'Grodnick, Esq. of Mauro, Savo, Camerino, Grant & Schalk appeared on behalf of the applicant, the County of Somerset. Mr. O'Grodnick said the County Engineer, Tom Boccino will present the testimony as to the variances requested. We are looking to subdivide the subject parcel into two lots. This will allow the County to acquire 7.526 acres for open space in the rear of the lot. The remaining 9.860 acres will consist of the remaining lands and will continue to be used as a single family dwelling. No improvements are proposed in this application. A 'c' Bulk Variance is required for the lot size since 15 acres is the requirement. This application has been noticed accordingly.

**Exhibit A-1** - Survey  
**A-2** Aerial Photo

Thomas Boccino, P.E. was sworn in and said in the aerial photo, the subject parcel is in yellow, the portion of the property to be acquired by the County in yellow crosshatch. All of the dark green is land held by Somerset County for open space as part of the Sourland Mountain Preserve. That overall acreage exceeds 14,000 acres. We are proposing to incorporate this lot into the Preserve. The light green area is municipal owned open space. The purpose of the acquisition of this parcel is to be able to make a connection between those and ultimately make a connection between the County border.

This acquisition is an inherently beneficial use. This property is particularly suited for open space acquisition because it is directly adjacent to property the County already owns. As part of the County's Open Space Master Plan, it was one of the goals to continue to expand the different initiatives. There are 2 streams that run through a portion of the property so there would be stream corridor protection with the preservation of this land.

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There are no improvements proposed on the property and no detriment to the public good. Chairman Sireci noted Board Engineer, William White, provided a report dated July 22, 2013 in which he made several comments regarding discrepancies.

Mr. O'Grodnick said our surveyor will address typographical errors in the application. The only other legal comment was regarding the recording of the minor subdivision. The County always files by deed. We will comply with all of Mr. White's comments.

Mr. Julian said the applicant met with the Environmental Commission on June 24, 2013. The Environmental Commission fully supported the application and had no issues.

Open to the Public

No questions/comments

Close Public

A motion to approve application 13-PB-07-MRV was made by Mr. Julian, seconded by Mr. Mershon.

**Roll Call:** Mr. Julian – yes; Mr. Mershon – yes; Mr. Peason – yes; Vice Chairman Cohen – yes; Committeewoman McCauley – yes; Mayor DelCore – yes; Chairman Sireci – yes. Motion carries.

Chairman Sireci reminded the Board there are no meetings in August. The next scheduled meeting is September 12<sup>th</sup>.

**ADJOURNMENT**

The meeting adjourned at 7:42 p.m.

Submitted by:

*Debora Padgett*

*Planning Board/Board of Adjustment Clerk*

Approved