

HILLSBOROUGH TOWNSHIP PLANNING BOARD
PUBLIC MEETING MINUTES
February 06, 2014

Chairman Sireci calls the Planning Board Public Meeting of February 6, 2014 to order at 7:30 p.m. All stand for the Pledge of Allegiance. The meeting takes place in the Courtroom of the Municipal Complex.

Chairman Sireci announces the 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 Greg Burchette - <i>Absent</i>	Sam Conard - <i>Present</i>
Michael Merdinger - <i>Present</i>	Steven Sireci, Jr., <i>Chairman - Present</i>
Committeeman Frank DelCore - <i>Absent</i>	Robert Wagner, Jr. - <i>Absent</i>
Steve Cohen, <i>Vice Chairman - Present</i>	Daniel Marulli (Alt. #1) - <i>Present</i>
Tod Mershon, <i>Secretary - Present</i>	Robert Peason (Alt. #2) - <i>Arrives at 7:39 p.m.</i>
Neil Julian - <i>Absent</i>	

Also present: Bruce Rydel, P.P., AICP, Township Planner; Eric Bernstein, 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

Hillsborough Lawn & Garden (Skillman) – *File #12-PB-11-SRV*

Mr. Bernstein notifies the Board of who is eligible to vote on this Resolution.

A motion to approve is made by Mr. Mershon, seconded by Vice Chairman Cohen.

Roll Call: Mr. Mershon – Yes, Vice Chairman Cohen – Abstain. Motion carries.

PLANNING BOARD BUSINESS

None

BUSINESS FROM THE FLOOR

None

PUBLIC HEARING – SUBDIVISION/SITE PLAN APPLICATION

County of Somerset / DURIK – *File #13-PB-14-MRV – Block 171, Lot 112.02 – 6 Davids Lane.*

Chairman Sireci introduces the application.

Francis Linnus, Esq, Attorney for the County of Somerset, makes an opening statement.

He notes they have already received County Planning Board Approval and have met with the Environmental Commission.

He mentions originally this application requested a variance for minimum lot size but the witness will testify that is no longer needed due to the combining of lots. There was also a concern about access to a public road but there will, in fact, be access to two public roads.

Thomas Boccino, Principal Planner for Open Space of Somerset County, is sworn in.

Mr. Boccino addresses the two exhibits provided.

- **A-1:** Colored version of the subdivision plan.
- **A-2:** Aerial photograph that indicates preserved park land.

Mr. Boccino testifies that merging this property with adjacent county open space will provide access to portions of Montgomery Road and Long Hill Road.

He states the lot size will meet the minimum lot size requirements of the zone.

He testifies that the purpose of the subdivision is to preserve the 11 acres as open space and incorporate the property into the county Sourland Mountain Preserve.

Mr. Boccino verifies there are no site improvements proposed with this application.

Mr. Linnus explains to the Board the several waivers requested: application and escrow fees requested to be waived in a letter to the Township Committee; Item K from Plat details from the preliminary approval check list; environmental impact statement; and drainage calculation.

PLANNING BOARD MEETING MINUTES
February 06, 2014

He continues that a Phase 1 Environmental Report was submitted to the Environmental Commission. It was reviewed and with respect to drainage calculation and contours (item K), since there is no development proposed, the waivers were requested.

Chairman Sireci asks for clarification whether the lot to be purchased is completely wooded.

Mr. Boccino testifies that no improvements from the existing residence will be on the parcel being purchased.

A motion to open questions to the public is proposed and seconded. All- Aye.

Open to the Public

John Mars - Lot 171, Block 59

Mr. Mars asks for specifics on the access to this lot from Long Hill Road.

Mr. Boccino clarifies there is currently no physical access but the frontage is reserved for potential access down the road. When a decision to put any kind of trails in is made, a plan would be developed to look at the best point of access.

Mr. Mars states he is more concerned about the future and how someone would get to this lot.

Mr. Boccino testifies there is no specific plan yet.

Public Portion Closed.

Mr. Rydel states that because no development activity is proposed on the retained lot or the one being acquired and that the lots will be merged by the County of Somerset, there are no more outstanding issues from a planning perspective.

Mr. Peason arrives.

Mr. Bernstein asks who is going to own proposed Lot 112.03.

Mr. Boccino testifies the lot they are acquiring will be in the name of Somerset County. The remainder lot, 112.03 will remain in the ownership of the Duriks'.

Chairman Sireci asks if there is a motion to approve.

Mr. Merdinger moves to approve with the waivers as mentioned, seconded by Mr. Mershon.

Roll Call: Mr. Conard – Yes, Mr. Mershon – Yes, Dr. Marulli – Yes, Mr. Merdinger - Yes, Vice Chairman Cohen - Yes, Chairman Dr. Sireci – Yes, Mr. Peason – Abstain. Motion carries.

PLANNING BOARD MEETING SCHEDULE

Chairman Sireci asks for a motion to cancel the February 13, 2014 meeting due to no complete applications. Motioned and seconded. All – Aye.

February 27, 2014 meeting will occur to hear the Capital Planning budget. Chairman Sireci asks for an approval for the board to allow a time-sensitive application to be scheduled at that meeting if it is in fact ready.

Motioned and sectioned. All – Aye.

ADJOURNMENT

The meeting adjourns at 7:45 p.m.

Submitted by:
Caitlin Davis
Planning and Zoning Clerk

Reviewed by:
Debora Padgett
Administrative Assistant
Planning Board/Board of Adjustment Clerk