



# Township of

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

[www.hillsborough-nj.org](http://www.hillsborough-nj.org)  
(908) 369-4313

## TOWNSHIP OF HILLSBOROUGH PLANNING BOARD PUBLIC MEETING AGENDA May 12, 2016 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

_____ Mayor Frank DelCore	_____ Sam Conard
_____ Robert Wagner, Jr.	_____ <b>Shawn Lipani, Chairman</b>
_____ Deputy Mayor Carl Suraci	_____ Kenneth Hesthag
_____ Robert Peason	_____ Sally Becorena (Alt. #1)
_____ <b>Dr. Daniel Marulli, Vice Chairman</b>	_____ Stephanie Forrest (Alt. #2)
_____ Neil Julian, Secretary	

### DISPOSITION OF MINUTES

May 05, 2016

### DISPOSITION OF RESOLUTIONS

### PLANNING BOARD BUSINESS

### SPECIAL COMMITTEE REPORTS

### BUSINESS FROM THE FLOOR

### CONSIDERATION OF ORDINANCES

### PUBLIC HEARING - SUBDIVISION/SITE PLAN APPLICATIONS

- Hillsborough Realty LLC** (Ref: *Wiseman Enterprises LLC 04-PB-25-MJ*) - File 16-PB-05-RES- Block 175.17, Lot 15.05 (formerly known as Block 175, Lot 15 prior to subdivision) - 1 Danbury Court. Applicant requesting amendment to the original subdivision approval, Resolution 04-PB-25-MJ, dated 05-12-05 for Block 175, Lot 15, as to the "finding of fact" which read that the existing house "would remain". The new owner is proposing to demolish the existing house and replace it with a new house, within the previously approved building envelope with no variances, on property in the R, Residential Zoning District.
- Meadow Brook at Hillsborough** - File 16-PB-02-MJSR - Block 163.05, Lots 101, 102, 103, 104 & 105 (Proposed Lots 101.01 and 101.02 after subdivision - Proposed Lot 101.02 subject of application) - currently 495 Amwell Road (Lot 101); (Q Farm) Amwell Road (Lot 102); 503 Amwell Road (Lot 103); 505 Amwell Road (Lot 104); and 507 Amwell Road (Lot 105). Applicant seeking preliminary and final major subdivision approval; preliminary and final major site plan approval; relief from maximum tract area for single-family dwellings (*identified*); and Hardship Waiver from the Tree Preservation Ordinance, to subdivide Proposed Lot 101.02 (17.166 acres) into 46 lots: 44 lots for single-family detached homes; 1 multi-family lot (2.49 acres) to construct 30 multi-family townhomes situated within three buildings; and 1 open space lot (6.06 acres) to contain the stormwater basin; and all necessary parking, roadways, utilities, and improvements, on property in the ARW, Amwell Road West Zoning District. This project is governed by the provisions of the *New Amwell Redevelopment Plan. Revised Plans submitted 04-15-16. (Subdivision Deeds filed 04-18-16 for Lots 101.01 and 101.02).* (EC Reviews: 04-25-16 and 05-23-16).

**CORRESPONDENCE**

**ADJOURNMENT**

**Next Meetings:  
May 26, 2016 - Business Meeting**

**June 02, 2016**

DRAFT