



Township of Hillsborough

COUNTY OF SOMERSET
THE PETER J. BIONDI BUILDING
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ORDINANCE 2019-06

Ordinance Of The Township Of Hillsborough, Somerset County, New Jersey, Amending Chapter 188 "Land Use And Development", Article V "Districts And Standards", Section 188-113.4 "GV Green Village District" Of The Code Of The Township Of Hillsborough. Further Consideration and Public Hearing to be held on March 26, 2019

Proposed Amendments to Section 188-113.4. GV Green Village District

Chapter 188. Land Use and Development

Article V. Districts and Standards

§188-113.4. GV Green Village District

New language is underlined thus.

Deletions are indicated with brackets and strikethroughs

A. Purpose, applicability, and affordable housing obligation.

(1) The purpose of the Green Village (GV) Zone District is to establish a mixed-use zone that provides for affordable housing, multifamily housing, hotel, retail, office and restaurant uses at a location that provides access to employment areas through adjacency to major roadways and/or public transportation. The standards are intended to offer maximum flexibility for site design and selection of dwelling unit types in order to offer a balanced housing pattern attractive to all income and age segments of the community as part of the Township's fair share housing plan for meeting the region's low- and moderate-income housing needs.

(2) The standards contained herein shall apply to the entire tract unless otherwise specified.

(3) The tract shall contain a minimum of 143 low- and moderate-income units in accordance with applicable affordable housing regulations, including but not limited to Article VII of this Chapter. If there is a conflict between Article VII of this Chapter and the Uniform Housing Affordability Controls (UHAC), UHAC shall control, provided that a minimum of 13 percent of the total low-and moderate-income units shall be affordable to very low income households (i.e. 30% or less of median income).

B. Permitted principal uses. No change.

C. Accessory uses. No change.

D. Minimum tract area and location.

(1) A minimum of 40 acres and frontage on New Jersey State Highway Route 206.

(2) The tract shall not be subdivided into more than four separate lots. The minimum lot size shall be 2.5 acres. All lots shall abut either a public or private street.

E. Yard and bulk regulations for tract development.

- (1) Tract frontage: minimum of 300 feet on a major arterial roadway.
- (2) *through (8). No change.*

F. Site perimeter requirements. No change.

G. Maximum build-out of tract.

- (1) Residential: a maximum of 599 dwelling units inclusive of the low- and moderate-income obligation outlined in §188-113.4.A.(3). The approval of any dwelling units on the tract in excess of 469 units shall be contingent upon the approval of the hotel provided for in subsection G.(2) by the applicable Township Board.
- (2) Hotel: a minimum of 100 guest units but not to exceed 130 guest units.
- (3) Retail, office, restaurants and fiduciary institutions: not to exceed a combined total of 20,000 square feet.

H. Parking requirements. No change.

I. Supplemental regulations.

- (1) *through (6) No change.*
- (7) Signs. A signage program shall be established as part of the development review and approval process pursuant to the requirements contained in §188-83.J except as provided for in I.(7)(d) below.
- (a) *through (c) No change.*
- (d) The following standards shall apply to hotels.

A freestanding sign may be placed on a lot separate from the hotel but must be on the original tract cited in §188-113.4.D.

Hotels may have one façade sign displaying the corporate logo on each of two sides, one being the front façade and the second on a façade that is directly visible from Route 206. The sign on the front wall shall not exceed 75 square feet, or five percent of the façade face, whichever is less. The secondary sign shall not exceed 60 square feet, or five percent of the façade face, whichever is less. The size of the sign shall be determined by a geometric shape encompassing all letters, symbols and graphics on the sign. The location of the signs relative to the height and massing of the building shall be subject to the approval of the applicable reviewing board during the site plan process.

ATTEST:

TOWNSHIP OF HILLSBOROUGH:

Pamela Borek, Township Clerk

Frank DelCore, Mayor

Introduced: 02/26/2019

Published:

Public Hearing:

Adopted:

Published: