

ORDINANCE 2011-07

AN ORDINANCE AMENDING CHAPTER 188 (DEVELOPMENT REGULATIONS), ARTICLE V (DISTRICTS AND STANDARDS) OF THE CODE OF THE TOWNSHIP OF HILLSBOROUGH, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO CHANGE THE ZONE DESIGNATION FOR BLOCK 201, LOTS 3.01, 4, 5, 6, 7, 8, 9, 10 AND BLOCK 202, LOTS 6, 7, 7.01, 8, 8.01, 9, 10, 11, 12, 13, 14, 15, 15.01, 16, 17.01, 17.02, 17.03, 18, 19, 20, 20.01, 20.02, 20.03, 20.04, 21, 22 FROM CDZ, CORPORATE DEVELOPMENT, TO AG, AGRICULTURAL AND TO CHANGE THE ZONE DESIGNATION FOR BLOCK 203.23, LOT 52 FROM R, RESIDENTIAL, TO AG, AGRICULTURAL

BE IT ORDAINED by the Township of Hillsborough, County of Somerset, State of New Jersey as follows:

Section 1. Amend the Zoning Map of the Township of Hillsborough, County of Somerset, State of New Jersey to change the zone designation for Block 201, Lots 3.01, 4, 5, 6, 7, 8, 9, 10 and Block 202, Lots 6, 7, 7.01, 8, 8.01, 9, 10, 11, 12, 13, 14, 15, 15.01, 16, 17.01, 17.02, 17.03, 18, 19, 20, 20.01, 20.02, 20.03, 20.04, 21, 22 from the CDZ, Corporate Development Zone District, to the AG, Agricultural Zone District, in the area bounded generally by Homestead Road, Willow Road, Township Line Road and the railroad, as well as and Block 203.23, Lot 52 from the R, Residential District to the AG, Agricultural District, which is located east of Willow Road at the Montgomery Township municipal boundary, as indicated on the Revised Zoning Map.

Section 2. Severability. If any provisions of this ordinance shall be adjudged invalid, such adjudication shall not affect the validity of the remaining provisions, which shall be deemed severable there from.

Section 3. Effective Date. This ordinance shall take effect immediately upon passage and publication according to law.

ATTEST:

TOWNSHIP OF HILLSBOROUGH:

Michael Merdinger
Acting Township Clerk

Gloria McCauley, Mayor
Mayor

*Introduced: 2/8/2011
Re-Introduced: 3/22/11
Published: 2/17/2011 and 3/31/11
Public Hearing: 5/10/2011
Adopted: 5/10/2011
Published: 5/19/2011*

TO: Hillsborough Township Committee
FROM: Robert Ringelheim, Township Planner
RE: ORDINANCE 2011-07
DATE: March 9, 2011

The Planning Board reviewed the accompanying ordinance at the February 24th meeting. The ordinance was recommended for adoption, as revised, to the Township Committee. However, due to the revision, new notice must be provided in order to proceed based on the advice of the Township Attorney.

During the review of the ordinances to change a portion of the CDZ, Corporate Development District to the RA, Residential/Agriculture District along White Meadow Road and to create the Transitional Economic Development (TECD) District in the Homestead Road area, the Planning Board recommended an additional zone change affecting the properties to the south.

This involves the area generally bounded by Homestead Road, Willow Road, Township Line Road and the railroad. The ordinance revision referred to above is a result of the subsequent determination that Block 203.23, Lot 52, which is located to the east of Willow Road at the Montgomery Township municipal boundary, is presently a preserved farm in the R, Residential District. This was proposed to be changed to the AG, Agricultural District; however, it was referred to in the ordinance as part of the CDZ, Corporate Development District.

The revised recommendation is for these properties to be rezoned from CDZ, Corporate Development, and R, Residential, to the AG, Agricultural District based on the following:

The 2005 Master Plan Amendment-Phase 2 indicates that this area is part of a proposed green belt on the Phase 2 Master Plan Map.

17 of the 33 properties have already been preserved in the proposed AG District, including all properties over 20 acres

The South Planning Incentive Grant (PIG) Area occupies a large portion of the proposed AG District. This designation by the State Agriculture Development Committee (SADC) allows State funds to be targeted for farmland preservation in this area.

The State Department of Transportation (NJDOT) has also preserved a number of properties for the Route 206 Bypass and related mitigation areas.

Cc: Michael Merdinger, Township Administrator
Albert Cruz, Esq.

**Public Notice
Hillsborough Township Committee**

ORDINANCE 2011-07

**AN ORDINANCE AMENDING CHAPTER 188 (DEVELOPMENT REGULATIONS),
ARTICLE V (DISTRICTS AND STANDARDS) OF THE CODE OF THE
TOWNSHIP OF HILLSBOROUGH, COUNTY OF SOMERSET, STATE OF NEW
JERSEY, TO CHANGE THE ZONE DESIGNATION FOR BLOCK 201, LOTS 3.01,
4, 5, 6, 7, 8, 9, 10 AND BLOCK 202, LOTS 6, 7, 7.01, 8, 8.01, 9, 10, 11, 12, 13, 14, 15,
15.01, 16, 17.01, 17.02, 17.03, 18, 19, 20, 20.01, 20.02, 20.03, 20.04, 21, 22 FROM CDZ,
CORPORATE DEVELOPMENT, TO AG, AGRICULTURAL AND TO CHANGE
THE ZONE DESIGNATION FOR BLOCK 203.23, LOT 52 FROM R,
RESIDENTIAL, TO AG, AGRICULTURAL**

Notice is hereby given that the Hillsborough Township Committee will hold a public hearing on Tuesday, March 22, 2011 beginning at 7:30 p.m., or at any time or place to which such meeting may be adjourned, in the Court Room at the Municipal Complex located at 379 South Branch Road, Hillsborough, New Jersey.

The purpose of this public hearing is to consider adoption of the proposed ordinance to change the zone designation for Block 201, Lots 3.01, 4, 5, 6, 7, 8, 9, 10 and Block 202, Lots 6, 7, 7.01, 8, 8.01, 9, 10, 11, 12, 13, 14, 15, 15.01, 16, 17.01, 17.02, 17.03, 18, 19, 20, 20.01, 20.02, 20.03, 20.04, 21, 22 from CDZ, Corporate Development to AG, Agricultural and to change the zone designation for Block 203.23, Lot 52 from R, Residential to AG, Agricultural. The subject area is bounded generally by Homestead Road, Willow Road, Township Line Road and the railroad.

You may appear at the public hearing in person and present any comments which you may have regarding the proposed amendment to Chapter 188 (Development Regulations), Article V (District and Standards) of the Code of the District of Hillsborough, State of New Jersey to change the zone designation for Block 201, Lots 3.01, 4, 5, 6, 7, 8, 9, 10 and Block 202, Lots 6, 7, 7.01, 8, 8.01, 9, 10, 11, 12, 13, 14, 15, 15.01, 16, 17.01, 17.02, 17.03, 18, 19, 20, 20.01, 20.02, 20.03, 20.04, 21, 22 from CDZ, Corporate Development to AG, Agricultural and to change the zone designation for Block 203.23, Lot 52 from R, Residential to AG, Agricultural.

Supplemental Statement to Public Notice for
Hillsborough Township Committee Review of the Proposed Ordinance to Change the Zone
Designation for Block 201, Lots 3.01, 4, 5, 6, 7, 8, 9, 10 and Block 202, Lots 6, 7, 7.01, 8, 8.01,
9, 10, 11, 12, 13, 14, 15, 15.01, 16, 17.01, 17.02, 17.03, 18, 19, 20, 20.01, 20.02, 20.03, 20.04,
21, 22 from CDZ, Corporate Development to AG, Agricultural and to change the zone
designation for Block 203.23, Lot 52 from R, Residential to AG, Agricultural.

It is recommended that the properties generally bounded by Homestead Road, Willow Road, Township Line Road and the railroad be rezoned from CDZ, Corporate Development, to the AG, Agriculture District based on the following:

The 2005 Master Plan Amendment-Phase 2 indicates that this area is part of a proposed green belt on the Phase 2 Master Plan Map.

17 of the 33 properties have already been preserved in the proposed AG District, including all properties over 20 acres

The South Planning Incentive Grant (PIG) Area occupies a large portion of the proposed AG District. This designation by the State Agriculture Development Committee (SADC) allows State funds to be targeted for farmland preservation in this area.

The State Department of Transportation (NJDOT) has also preserved a number of properties for the Route 206 Bypass and related mitigation areas.

A copy of the proposed zoning map is attached.

The public is invited to attend the May 10, 2011 Hillsborough Township Committee public hearing and provide appropriate comments. A copy of the proposed ordinance is available for inspection at the Office of the Township Clerk located at the Hillsborough Municipal Complex during the normal business hours of 8:00 a.m. to 4:30 p.m.

Michael Merdinger
Acting Township Clerk

REVISED ZONING MAP
TOWNSHIP OF HILLSBOROUGH
JANUARY 2011

