

**ORDINANCE 2011- 09**

**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 200.07, LOTS 29,  
30, 31, 32, 33, 34, 35 AND BLOCK 200.08, LOTS 8, 11, 12, 13, 14, 15, 16 FROM CDZ,  
CORPORATE DEVELOPMENT, TO RA, RESIDENTIAL/AGRICULTURE**

**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 200.07, Lots 29, 30, 31, 32, 33, 34, 35 and Block 200.08, Lots 8, 11, 12, 13, 14, 15, 16 from the CDZ, Corporate Development Zone District, to the RA, Residential/Agriculture Zone District, located along White Meadow Road, as indicated on the Revised Zoning Map for the RA, Residential/Agriculture District.

**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:

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Michael A. Merdinger  
Acting Township Clerk

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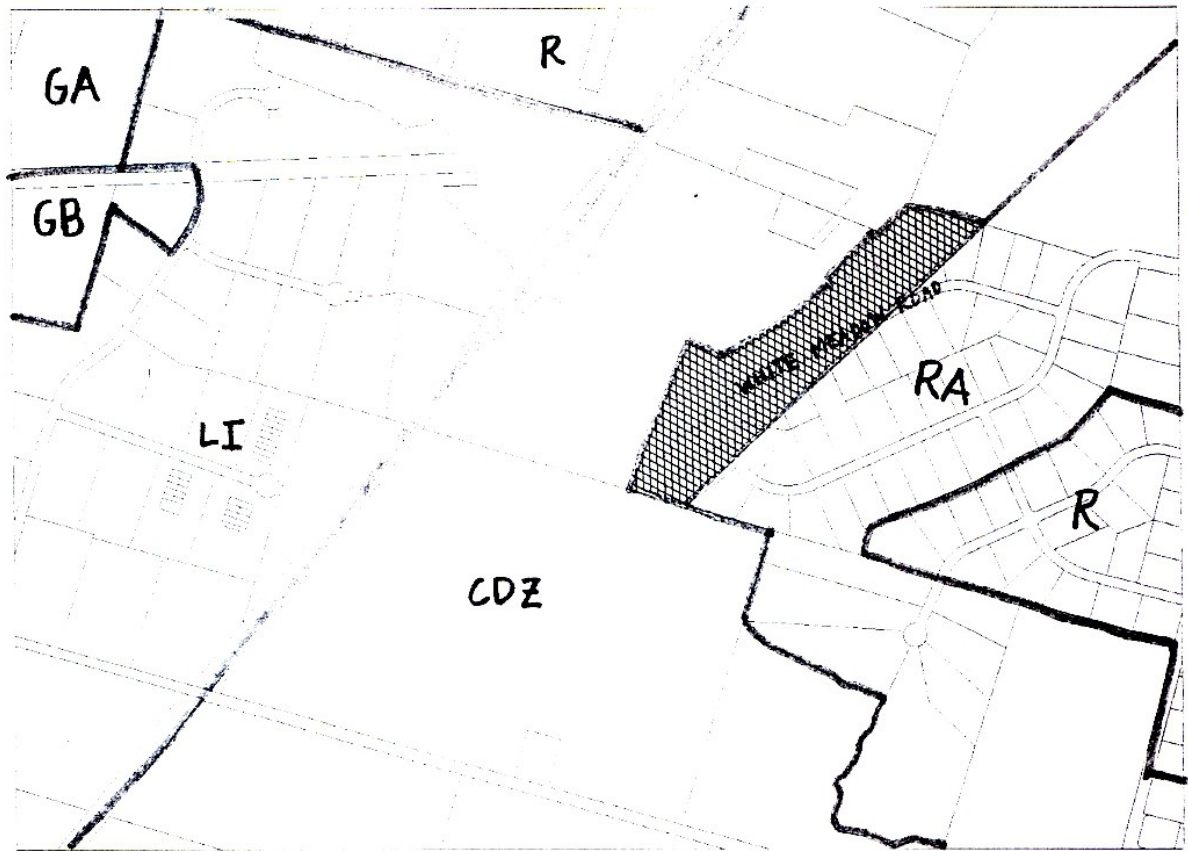
Gloria McCauley, Mayor

*Introduced: 2/8/2011  
Published: 2/17/2011  
Public Hearing: 3/22/2011  
Adopted: 3/22/2011  
Published: 3/31/2011*

REVISED ZONING MAP  
TOWNSHIP OF HILLSBOROUGH  
RA, RESIDENTIAL/AGRICULTURE DISTRICT  
JANUARY 2011

 AMENDED RA, RESIDENTIAL/AGRICULTURE DISTRICT

Parcels\_New



SCALE 1 : 10,632



TO: Hillsborough Township Committee  
FROM: Robert Ringelheim, Township Planner  
RE: CHANGE ZONE DESIGNATION FROM CDZ TO RAWHITE MEADOW ROAD  
DATE: January 28, 2011

The Planning Board reviewed the accompanying ordinance at the January 27 meeting at an 'informal' hearing which was noticed in accordance with Township policy. The ordinance was recommended for introduction by the Township Committee.

During the review for the proposed Transitional Economic Development (TECD) District in the Homestead Road area, it was determined that residential properties including Block 200.07, Lots 29, 30, 31, 32, 33, 34 and 35, as well as Block 200.08, Lots 8, 11, 12, 13, 14, 15 and 16 are located in the CDZ, Corporate Development District. There are 14 lots affected along White Meadow Road. The existing single family dwellings are nonconforming in the CDZ District.

It is recommended that these properties be rezoned from CDZ, Corporate Development, to the RA, Residential/Agriculture District based on the following:

The existing single family neighborhood along White Meadow Road is split by the CDZ District boundary.

The existing residential development is a nonconforming use in the CDZ District. The remaining residential properties along White Meadow Road are in the RA District.

The Master Plan Amendment-Land Use Element adopted by the Planning Board on December 9, 2010 recommended rezoning Block 200.07, Lots 29-35 and Block 200.08, Lots 8, 11-15 from the CDZ to the RA District. Block 200.08, Lot 16 was later found to be partially in the CDZ District, as well.

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