

ORDINANCE 2006-04

AN ORDINANCE AMENDING CHAPTER 188 OF THE CODE OF THE TOWNSHIP OF HILLSBOROUGH REGULATING THE MILLSTONE VALLEY HISTORIC ZONE DISTRICT

WHEREAS, the existing bulk standards in the Millstone Valley Historic (MVH) Zone District were adopted in 2002 as part of the downzoning for the Mountain (MZ) Zone District; and

WHEREAS, the existing MVH Zone bulk requirements are far greater than the previous requirements as part of the MZ Zone; and

WHEREAS, the existing bulk requirements in the MVH Zone impose a hardship for most property owners located within the MVH Zone due to the lot configurations; and

WHEREAS, the existing MVH Zone bulk requirements do not contain provisions regulating impervious coverage or building height as previously regulated when part of the MZ Zone.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Hillsborough, Somerset County, New Jersey that Chapter 188 of the Code of the Township of Hillsborough, entitled “Hillsborough Development Regulations Ordinance”, is hereby amended and supplemented to include the following:

1. Amend Section 188-99.5 D (1) to include the following:
 - (1) *Minimum*
 - (a) Lot area: five (5) acres
 - (b) Lot width: 250 feet
 - (c) Front yard: **75 feet**
 - (d) Side yard: **50 feet**
 - (e) Rear yard: **50 feet**
 - (f) Accessory building minimum distance to:
 - [1] Side line: 50 feet
 - [2] Rear line: 50 feet
 - [3] Other building: 50 feet
 - (2) *Maximum*
 - (a) *Impervious coverage: 5%*

(b) Building Height: 35 feet/2 ½ stories

ATTEST

TOWNSHIP OF HILLSBOROUGH

Kevin P. Davis, RMC
Township Administrator/Clerk

Carl Suraci, Mayor

Introduced:
Intro. Notice:
Public Hearing:
Adopted:
Adoption Notice