

ORDINANCE NO. 2004-48

AN ORDINANCE TO AMEND SECTION 188-32 OF THE CODE OF THE TOWNSHIP OF HILLSBOROUGH, KNOWN AS THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF HILLSBOROUGH, BY THE ADDITION OF SECTION 188-32E, ENTITLED “COMMUNITY IMPACT STATEMENT.”

WHEREAS, the Township of Hillsborough has experienced a high rate of development and related growth in the recent past; and

WHEREAS, the resulting high population growth has created an impact on the public school system, the municipal property tax and, as a result, on municipal facilities and services; and

WHEREAS, the Township of Hillsborough desires to monitor and carefully plan future growth.

NOW, THEREOFRE, BE IT ORDAINED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, that the Land Use and Development Regulations Ordinance of the Township of Hillsborough is amended as follows:

Section 188-32, which is entitled “General” under Article IV, Design and Performance Standards, is hereby amended by adding the following subsection:

E. Community Impact Statement

1. Every application for a planned development, which includes a planned unit development, which includes a planned unit development, planned unit residential development, residential cluster, planned commercial development or planned industrial development, shall be accompanied by a community impact statement analyzing the proposed planned development and its expected impact upon existing facilities and services in the Township. The information furnished in the community impact statement shall serve to influence the design of the proposed development so that the provision of necessary municipal facilities can be anticipated and coordinated with the construction of the proposed planned development. The community impact statement shall be prepared in accordance with the methodologies and standards set forth in the most recent edition of *“The New Practitioner’s Guide to Fiscal Impact Analysis”* Robert W. Eurchell, David Listoken, William R. Dolphin, published by the Rutgers Center for Urban Policy Research.
2. The community impact statement shall address the following areas:
 - a. Population Impact. The applicant shall provide an analysis of the number of people expected to be added to the municipal population as a result of the proposed planned development within the following school-aged cohorts: pre-school aged children (0 to 4

years of age), school aged children (5 to 18 years of age), parents of family bearing age (18 to 40 years old age), middle aged adults (41-62 years of age) and senior citizens (over 62 years of age) and senior citizens (over 62 years of age).

- b. School Impact. The applicant shall provide an analysis of the anticipated number of pupils who will be added to the student population in the Township, the ability of the existing public school facilities to absorb the expected student population during a ten (10) year period, and the expected cost of any required building additions and increased teaching staff which may be necessary as a result of the proposed number of pupils who will be added to the student population. The applicant may provide this analysis by either of the following means:
- (1) The applicant may submit an analysis prepared by the Township Superintendent of Schools or Board of Education; or
 - (2) The applicant may submit an analysis prepared by competent professionals. The applicant shall provide proof that a copy of analysis has been served on the Board of Education with the following notice: "The Planning Board requests that the Superintendent of Schools or the Board of Education provide written comments on this analysis within fourteen (14) business days after service. The Superintendent and the Board are also invited to attend the hearings on this application and give testimony on the impact of the application on the school system."
- c. Financial Impact. The applicant shall provide an analysis of the revenue expected to be generated from the planned development compared to the anticipated costs which the proposed planned development is expected to generate. Revenues and costs shall be shown for the Townships, the Township school system and the County of Somerset.
- d. Preliminary Major Subdivision and Site Plan Checklist. Sixteen (16) copies of a community impact statement prepared in accordance with this section shall be required upon submission of an application for a planned development.

This Ordinance shall take effect upon adoption and publication according to law.

**ATTEST:
COMMITTEE**

Hillsborough Township

Ann Marie Fuccello,
Deputy Clerk

Steven N. Sireci, Mayor

CERTIFICATION

I, Ann Marie Fuccello, Deputy Clerk of the Township of Hillsborough in the County of Somerset do hereby certify that the foregoing ordinance is a correct copy of an ordinance duly adopted by the Township Committee of said Township at a regular meeting held on the 14th day of December 2004.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of the Township this ____ day of _____ 2__.