

**HILLSBOROUGH TOWNSHIP  
SOMERSET COUNTY, NEW JERSEY**

**MASTER PLAN AMENDMENT-LAND USE ELEMENT  
December 2010**

*Prepared for the Township of Hillsborough Planning Board  
Adopted: December 9, 2010*

## **ACKNOWLEDGEMENTS**

### *PLANNING BOARD-2010*

Greg Burchette, Chairman  
Sam Conard, Vice Chairman  
Steve Cohen, Secretary  
Marian Fenwick-Freeman  
Mayor Frank DelCore  
Robert Wagner, Jr.  
Michael Merdinger  
Arthur Stafford-Taylor  
Dr. Steven Sireci  
Doug Tomson, Alternate #1  
Tod Mershon, Alternate #2

Robert Ringelheim, PP, AICP, Township Planner  
Eric M. Bernstein, Esq., Board Attorney  
William H. R. White, PE, PP, CME, Board Engineer

### *MASTER PLAN SUBCOMMITTEE-2010*

Michael Merdinger  
Marian Fenwick-Freeman  
Greg Burchette  
Dr. Steven Sireci  
Robert Wagner, Jr., Alternate

## INTRODUCTION

During the preparation of the 2005 Master Plan Amendment-Phase 2, the owner of Block 200.10 (formerly 200B), Lot 32 approached the Planning Board and requested to be considered for a potential land use and zone designation change from the Corporate Development Zone (CDZ) District to the then adjacent General Industrial (GI) District. A copy of the April 5, 2005 request, including a report from John T. Chadwick, P.P., is provided in Appendix A. The Planning Board decided not to include this change in the recommendations of the 2005 Master Plan Amendment-Phase 2.

In 2009, Mayor DelCore announced a major economic development initiative for Hillsborough Township in response to the current national, state and local challenges to the economy. The Township Committee then created an Economic Action Plan that established the Regulatory Oversight Working Group which is responsible for identifying any Township regulations and/or permit fees that should be considered for amendment or adjustment to assist local businesses. The Planning Board responded by adopting an amendment to the Master Plan—Land Use Element that recommends the rezoning of the Roycefield Trade Park on Roycefield Road to the I2 District. The Township Committee subsequently implemented this recommendation by adopting an ordinance that more appropriately addresses the potential development that was originally approved by the Board of Adjustment. A number of ordinance changes have since been recommended for approval and adopted which promote business uses, create opportunities for sustainability and also resulted in establishing the LI District.

A new request to rezone Block 200.10, Lot 32 was received in February 2009. The proposal was to change the zoning from the existing CDZ District to the newly adopted Light Industrial (LI) District which is adjacent to the subject property and located on the west side of the railroad. At the July 16, 2009 Planning Board meeting, an informal review was conducted to determine the feasibility of changing the zone designation for Block 200.10, Lot 32 from CDZ to LI, as requested. The surrounding property owners within 200 feet of Block 200.10, Lot 32 were noticed of the informal review meeting pursuant to Township policy.

At the July 16 Planning Board meeting, testimony was provided by the owner of Block 200.10, Lot 32 and upon hearing testimony from a representative of Lot 20, it was recommended to include that lot as well. Lot 32.01 is a small lot contiguous to Lot 32. Finally, Lot 32.02, which was previously part of lot 32 and purchased by the NJ Department of Transportation for the Route 206 Bypass right-of-way, was also included to provide continuity to the LI District in conjunction with the proposed zone change even though it cannot be developed. The Planning Board then recommended to the Township Committee that Lots 20, 32, 32.01 and 32.02 be included in the proposed zone change.

At the introduction of the ordinance to change the zone designation for Block 200.10, Lots 20, 32, 32.01 and 32.02 from CDZ to LI, the Township Committee also heard from the owner of adjoining Lot 33 and decided to include this lot as well. After referral of the

proposed ordinance to the Planning Board, as required under NJSA 40:55D-26, approval was recommended to the Township Committee.

The public hearing to consider adoption of the ordinance to change the zone designation for Block 200.10, Lots 20, 32, 32.01, 32.02 and 33 was conducted by the Township Committee on September 22, 2009. Based on the concerns expressed by the property owners in the nearby residential neighborhoods, the Township Committee tabled the ordinance and referred it back to the Planning Board for further review. It was further noted that the Planning Board should provide notice to all property owners within 200 feet of the proposed zone change when the matter is scheduled to be considered, pursuant to current Township policy.

As a result of the concerns raised, it was determined that a Master Plan Amendment should be prepared and reviewed by the Planning Board in order to provide a comprehensive recommendation as the basis for which a future zone change may be considered. This Master Plan Amendment to the Land Use Element provides the framework for a land use designation change that would affect Block 200.10, Lots 20, 32, 32.01, 32.02 and 33, as well as Block 201, Lots 3 and 7.01, which are located on the south side of Homestead Road across from the properties that were previously considered.

#### STUDY AREA DESCRIPTION

The study area is located east of the railroad and north of Township Line Road in the area west of Willow Road. This area was not specifically addressed in the 2005 Master Plan Amendment-Phase 2 for potential future land uses.

The study area uses include mostly preserved farmland and a portion of the proposed right-of-way for the Route 206 Bypass, as well as scattered single family residential dwellings and several small commercial properties. There is residential development directly to the north in the neighborhood containing White Meadow Road and Winding Way, as well as the adjacent area east of Willow Road that contains number of residential developments. The adjacent area west of the railroad is an industrial area containing a mix of light industrial and commercial uses. The study area is highlighted on the Study Area Map in Appendix B.

#### EXISTING ZONING

The study area is mostly located in the CDZ, Corporate Development Zone District, as indicated on the 'Existing Zoning' map in Appendix C, and which permits the following uses:

- Corporate office developments
- Corporate conference centers
- Offices and office buildings
- Farms

- Fiduciary institutions
- Libraries and museums
- Medical centers
- Hotels/motels
- Transportation centers
- Child-care centers
- Restaurants

In addition, permitted conditional uses include research and development, utility facilities, heliports and airports, retail sales of materials manufactured on-site, golf courses and related recreational uses and light industrial or office development on tracts less than 50 acres.

There is also a residential area on the northerly end which contains the R, Residential, and RA, Residential/Agricultural Districts.

The adjoining LI, Light Industrial District, permits the following uses:

- Research and product development laboratories
- Offices, including medical offices and veterinary hospitals
- Computer centers, data processing and communications facilities
- Pharmaceutical research and development operations
- Pilot plants
- Solar, wind and other alternative energy research and development facilities
- Warehousing, shipping and receiving completely within an enclosed building
- Manufacturing, processing, finishing and assembly of products completely within an enclosed building
- Child-care centers
- Utilities
- Public playgrounds, conservation areas, parks and other public gathering places
- Agriculture support services
- Garden centers and plant nurseries
- Home improvement centers
- Farm markets
- Contractor facilities
- Industrial or office park
- Commercial instructional activities

In addition, permitted conditional uses include vehicle service facilities, indoor recreation facilities/wellness centers, gasoline service stations, outside manufacturing operations, private recreation complex, self-storage facilities, parking garages and freestanding restaurants.

Although many of the uses are permitted in both the CDZ and LI Districts, there are a number of uses permitted in the LI District which create potential concerns when in close



proximity to residential uses, including, but not limited to home improvement centers, contractor facilities, vehicle service facilities, gasoline service stations, outside manufacturing operations, private recreation complex, self-storage facilities, parking garages and freestanding restaurants.

### MASTER PLAN AND ZONING HISTORY OF THE STUDY AREA

The area east of the railroad and west of Willow Road, located generally between Township Line Road and Homestead Road, was zoned residential and agriculture in the 1946 Hillsborough Zoning Ordinance.

The zone designation for this area was changed in 1965 to IND-1, Light Industrial. The 1966 Hillsborough Master Plan indicated the proposed alignment for Interstate Highway 95 (I-95) through this part of the Township. It was noted that ... *"I-95 will give Hillsborough its first modern, adequate highway access and will greatly accelerate its industrial and commercial development."* It further recommended creating the Intensive Development Zone to replace the Industrial District with additional uses including regional shopping centers, highway services, including hotels and motels, and commercial recreation facilities, as well as institutions of higher learning.

The 1975 Hillsborough Master Plan projected new employment opportunities along the I-95 corridor in Hillsborough, noting that existing scattered industrial development off Route 206 in the Hillsborough Road/Homestead Road area. In 1976, the zoning in the study area was changed to GI, General Industrial, Office and Research.

The 1980 Hillsborough Master Plan continued to indicate the proposed I-95 alignment with a Route 206 Freeway Bypass in the southern half of the Township. The 1980 Master Plan proposed office park and industrial uses in the study area.

The Corporate Development Zone (CDZ) was created in 1986. The study area is presently zoned CDZ. The purpose of this district ... *"is to provide and promote suitable corporate development opportunities, promote improved land use which is compatible with residential areas and existing and proposed transportation facilities and protect one of the Township's valuable land masses by ensuring its proper development... Additionally, it is intended that development within the CDZ District be encouraged to reduce single occupant work trips so as to minimize impacts on major roadways."*

Soon thereafter, I-95 was de-designated. However, the 1990 Hillsborough Master Plan recommends major changes to Route 206 as well as the creation of the Somerset Expressway and the Route 206 Freeway Bypass through the southern portion of the Township. In the study area, a north/south industrial corridor was proposed with zoning for larger lots and less building coverage in recognition of the limitations of the local highway system.

The 1996 Hillsborough Master Plan recommends major improvement to Route 206 and a new Route 206 Freeway beginning in Montgomery Township and extending to Old

Somerville Road in Hillsborough. It was further strongly recommended that I-95 or a replacement be built to serve the planned industrial zones which are necessary for a balanced community.

The 2005 Hillsborough Master Plan Amendment-Phase 2 indicates the alignment of the Route 206 Bypass which was subsequently realigned to extend between Old Somerville Road and Mountainview Road in Hillsborough. The preservation of most of the properties south of Homestead Road has created an opportunity for a green belt if the development rights of the remaining properties could be sold and transferred elsewhere in the Township through Transfer of Development Rights (TDR) or another appropriate method. It also recommends that the existing GI, General Industrial District, located adjacent to the Route 206/railroad corridor in the southern part of the Township be changed to a Light Industrial District with smaller lot sizes and more permitted uses to make development more attractive. In addition, it was recommended that the light industrial district boundary be expanded to include the area east of the railroad up to the Route 206 Bypass in the area near Hillsborough Road and Homestead Road.

### PLANNING CONSIDERATIONS

The study area abuts existing residential development to the north and east, as previously indicated. A majority of the properties in the Study Area have been preserved as farmland with scattered lots containing single family dwellings and small businesses.

Any new zone designation should address the concerns of the residents living in the nearby residential neighborhoods in order to minimize the impacts of future development while also providing viable development opportunities to the private landowners in the study area who have expressed their interest in changing the land use/zoning designation.

Among the planning considerations, any new land use/zone designation should address the following:

- Does not permit uses which are not compatible with residential uses and limiting potential nuisances, such as lighting and noise, to the extent practicable.
- Create larger minimum lot sizes to decrease the potential build-out intensity.
- Decrease the maximum building height to be more in line with the surrounding residential development.
- Create additional buffers between the existing residential development and the proposed development.

It is noted that the minimum 50 acre lot size requirement for developing in the CDZ District and the lack of major highway access makes future development very difficult as presently zoned. It is also noted that most properties in the study area have been preserved leaving only a few remaining properties for potential development. Therefore, it is recommended that a new land use/zone designation should be considered which would serve as a transition between the existing nearby residential development and the more intense development permitted in the LI District to the west.

### RECOMMENDATION

In order to create a zone district that addresses the planning considerations indicated above, it is recommended that a new Transitional Economic Development District (TECD) be established. It is recommended that the TECD District include the following properties:

<u>BLOCK/LOT</u>	<u>ADDRESS</u>	<u>SIZE</u>	<u>COMMENTS</u>
200.10/20	60 Clerico Lane	37.8 acres	
200.10/32	Homestead Road	68.8 acres	
200.10/32.01	201 Homestead Road	1 acre	
200.10/32.02	Homestead Road	9.3 acres	Preserved BY NJDOT (Route 206 Bypass)
200.10/33	189 Homestead Road	21 acres	
201/3	Homestead Road	12.7 acres	Easterly portion (not preserved)
201/7.01	500 Willow Road	14.4 acres	

The proposed Land Use/Zone Designation Map is enclosed in Appendix D.

The TECD District concept is to utilize the LI District regulations as the basis for creating a 'hybrid' district which will provide a transition between the Light Industrial and Corporate Development to the existing residential. The permitted uses may include the following:

- Offices, including medical offices
- Research and development
- Computer centers, data processing and communications facilities
- Manufacturing, processing, finishing and assembly of products completely within an enclosed building
- Warehousing, shipping and receiving located completely within an enclosed building
- Farm markets
- Commercial instructional activities
- Agricultural uses
- Child-care centers and adult day-care facilities

New bulk regulations will establish minimum lot sizes, maximum building heights and buffers to protect existing surrounding neighborhoods from any negative impacts that may occur. The buffer will be modeled after the buffer that was adopted as part of the HS District regulations. Pedestrian and bicycle access should be encouraged and parking areas should be screened from any adjoining residential zone or existing dwellings.

In addition, a new connector road is recommended between Homestead Road and Hillsborough Road parallel to the Route 206 Bypass alignment. It is anticipated that this



connector road will greatly facilitate traffic flow and direct it back to the Bypass without having to use Willow Road.

### GOALS AND OBJECTIVES

The proposal under consideration to change the land use designation/zoning of the subject properties from CDZ, Corporate Development, to the TECD, Transitional Economic Development District is in conformance with the goals and objectives adopted by the Planning Board in the 2005 Master Plan Amendment-Phase 2, as provided below:

#### **2. Community Design**

- c) Encourage the development of employment areas near residential neighborhoods with design that assures the peace and solitude of residents.
- g) Encourage employment areas in close proximity to the railroad corridors & major highway facilities.
- h) Provide for employment centers close to residential development to reduce vehicular traffic and encourage alternative modes of transportation.

#### **7. Economic Development**

- a) Provide expanded employment opportunities by encouraging development in appropriate areas for this purpose consistent with available infrastructure and supporting services.
- b) Promote employment opportunities and commercial services in locations compatible with existing and proposed development.
- c) Encourage commercial development or redevelopment in suitable area of the community that are most economically useful for commercial purposes.

**APPENDIX**  
**A**

# Francis P. Linnus, Esq.

*Attorney at Law*

Professional Center at Somerset

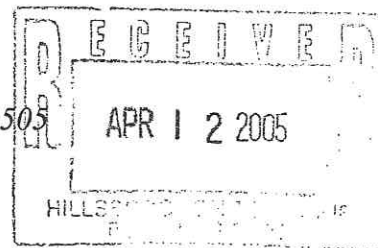
21 Clyde Road, Suite 101

Somerset, New Jersey 08873



Member N.J. Bar

Business (732) 873-0500 Facsimile (732) 873-0505



Francis P. Linnus

William A. Aitken, Jr.

Hilary P. Sunyak

April 11, 2005

Mr. Robert Ringelheim, Twp Planner  
Township of Hillsborough  
Municipal Bldg, 379 South Branch Rd  
Hillsborough, NJ 08844

RE: Smilowitz & Kerzner  
BL 200B, Lots 30 & 32 – Homestead Road  
Hillsborough Twp, Somerset County, NJ

Dear Mr. Ringelheim:

Please be advised that I represent Herbert Smilowitz and Irving Kerzner, owners of the above referenced property, doing business as Midstate Industrial Park. As you are aware, the Township is currently reviewing the Land Use Element of its Master Plan and it is our understanding that the Master Plan proceedings will shortly be taking place. I am enclosing herewith a report issued by John T. Chadwick, IV, PP, supporting a rezoning of a portion of my client's property (Block 200B, Lot 32), currently in the CDZ Zone, to be rezoned G-I (General Industrial). The proposed rezoning will be consistent with the current G-I zoning of Lot 30 in Block 200B.

We would appreciate your review of this request as well as submission of the same to the Master Plan Subcommittee to be considered for incorporation in the Master Plan proceedings. We would like to schedule a meeting with the Master Plan Subcommittee, if appropriate, so that we may be in a position to respond to any issues or questions that the Subcommittee may have in this regard.

I would also appreciate your advising the undersigned as to the current and/or anticipated schedule of Master Plan review by the Planning Board. I will be waiting to hear from you.

Thank you for your continuing courtesies and cooperation.

Very truly yours,

  
FRANCIS P. LINNUS

FPL/csp

Cc: Mr. John T. Chadwick, IV, PP  
Messrs. Smilowitz & Kerzner

***John I. Chadwick IV, P.P.***

Professional Land Use Planner  
3086 Route 27, Suite 1  
Kendall Park, New Jersey 08824-0008  
Telephone: (732) 297-7669  
Fax: (732) 297-8081  
Email: jtciv.plan@verizon.net

April 5, 2005

Robert Ringelheim, PP  
Hillsboro Township Planning Department  
379 South Branch Road  
Hillsborough, NJ 08844

**Re: Proposed GI Designation for Block 200, Lots 30 and 32/Homestead Road**

Dear Mr. Ringelheim:

Block 200, lots 30 and 32 are owned by Mr. Herbert Smilowitz and Mr. Irving Kerzner doing business as Mid-State Industrial Park. The tract is 85.74 acres in size. The property fronts Homestead Road and is separated on the west side by the Conrail Freight line. The proposed Route 206 bypass also traverses this property (see exhibit I).

Most of the property is currently located within the CDZ district. The portion west of the Conrail line is located in the GI district (see exhibit II & III).

The CDZ district was originally established in conjunction with a planned freeway connection between Route I-287 in Somerset County and Route I-195 in Mercer County. Plans for this roadway were abandoned in the 1970s. In my opinion, the abandonment of the freeway removed the cornerstone for the CDZ district.

The Mid State Industrial Park property features level to rolling topography and is generally open field land with the exception of the Royce Brook tributary located along the northeast corner of the property. The Royce Brook tributary and associated wetlands provide a substantial buffer to residential development located to the northeast of the property.

This CDZ district is a corporate research district requiring a minimum tract size of 50 acres. No corporate headquarters or research facilities have been developed in accordance with the standards of this district.

The CDZ district contains a conditional use provision (section 188-112C) that permits light manufacturing and more specifically:

"Light manufacturing which includes processing, or assembly, packaging storage of the finished product, provided that all material is kept completely within an enclosed building and provided that uses are in conformance with all requirements of 188-97, prohibited uses and 188-72, performance standards".



*John T. Chadwick IV, P.P.*

Robert Ringelheim, P.P.,  
April 5, 2005  
Page 2

---

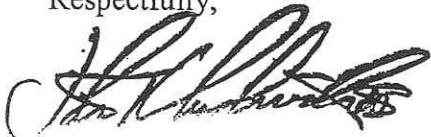
The GI district permits the above as well as office, warehousing, research and uses permitted in the economic development district. The FAR is the same (0.3) for both the CDZ and GI districts. The maximum total impervious coverage (building and pavement) is 60 percent for the CDZ district and 50 percent for the GI district.

The Mid State Industrial Park property is highly developable for the following reasons:

- ❖ Immediate access to existing 206 and 206 Bypass.
- ❖ All utilities (water, sewer, electric and gas) are readily available. The project is located within the Township's sewer service district.
- ❖ The property is regular in shape and features rolling topography.
- ❖ Freight rail service is available to the site.
- ❖ The property abuts a developed general industrial district and a market as well as development character use established for the Homestead Road area from 206 East to this site.
- ❖ The property is located in the PA #2 tier.

Based on the facts briefly described, it is my professional opinion that the CDZ district thwarts the economic development of the municipality and the resulting substantial potential benefits (employment opportunities and very substantial tax revenues). I recommend the Township give serious consideration to continuing the zoning of lot 30 in the GI zone and further the rezoning of block 200, lot 32 fronting Homestead Road to the general industrial district. This property is totally consistent with the standards and purposes of the general industrial district as set forth in section 188-107A Zoning Code of Hillsboro Township.

Respectfully,



JOHN T. CHADWICK IV, P.P.

JTC/ld

cc: Francis P. Linnus, Esq.  
Mid State Industrial Park

# **Exhibits**

**I. Route 206 By-Pass Taking Map**

**II. Aerial Photo**

**III. Proposed Zone Plan**

**Property Map Shown on Tax Map**

**Proposed GI Zone Shown on Zoning Map**

# Route 206 By-Pass Taking Map

## Block 200 Lots 30 & 32



**John T. Chadwick, IV, P.P.**  
3086 Route 27, Suite 1  
Kendall Park, New Jersey 08824  
(732) 297-7669 phone (732) 297-8081 fax  
*Professional Planner Lic. No. 995*



# Route 206 By-Pass Taking Map

## Block 200 Lots 30 & 32

N/F  
A. COHN ESQ.  
EX OF J.W. EVANS

N/F  
LARKEN  
ASSOCIATES

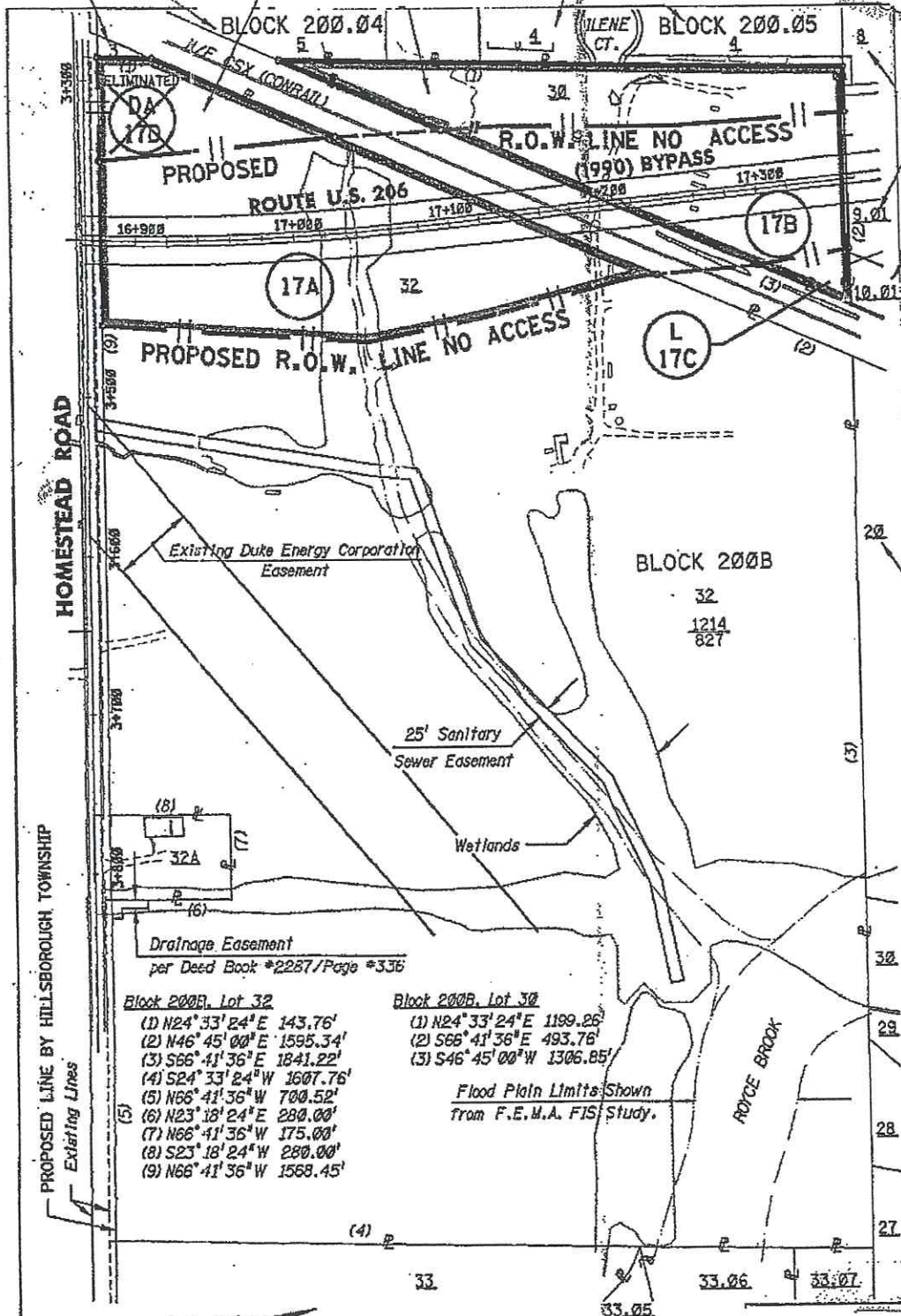
N/F  
LARKEN  
ASSOCIATES

N/F  
STATE OF NJ  
DEPT OF  
TRANSPORTATION

N/F  
ANGELO  
CLERICO

N/F  
WILLOWS  
LANDING LLC.

BLOCK 200.07



**ENTIRE TRACT**

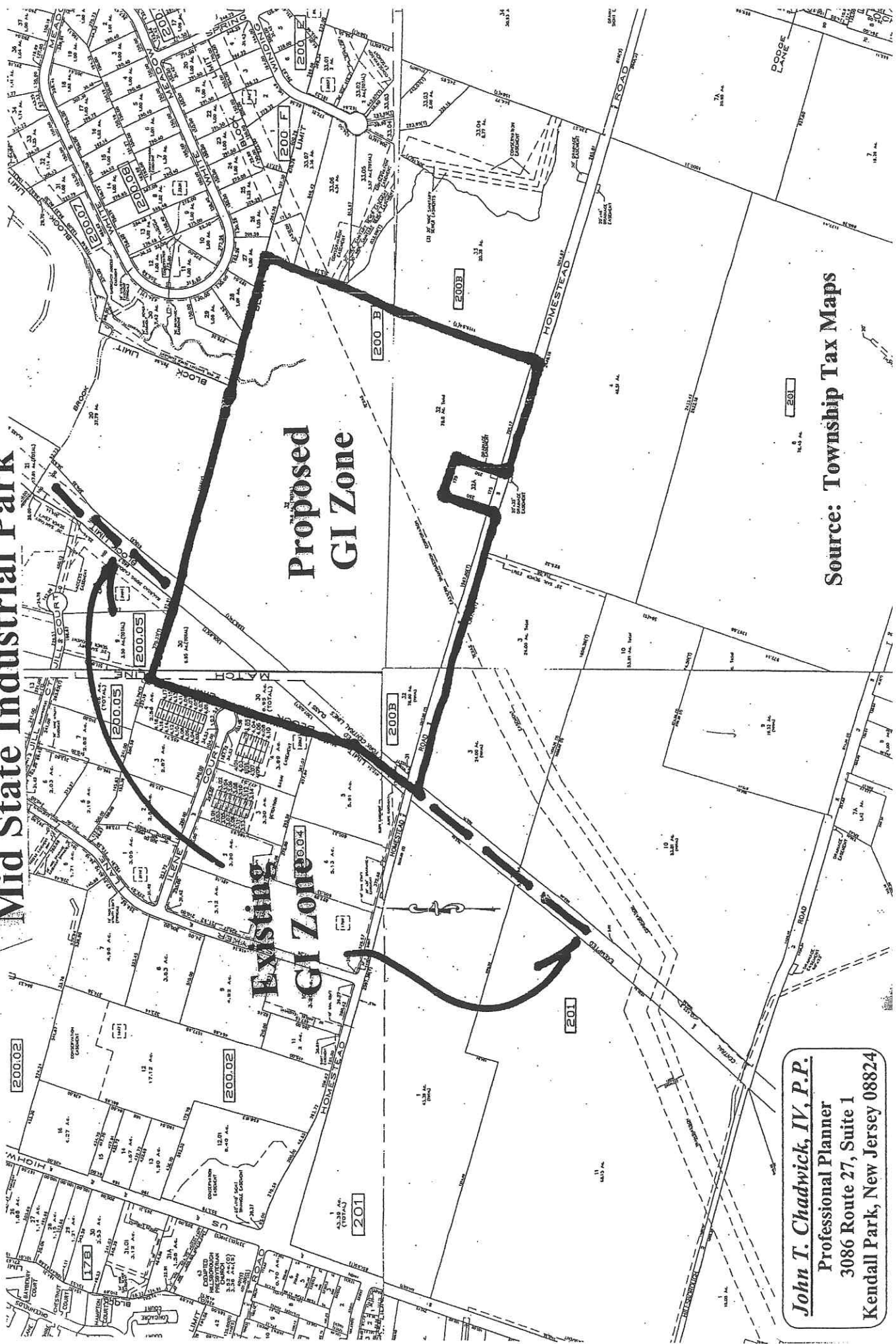
**John T. Chadwick, IV, P.P.**  
3086 Route 27, Suite 1  
Kendall Park, New Jersey 08824  
(732) 297-7659 phone (732) 297-8081 fax  
Professional Planner Lic. No. 995

100 80 60 40 20 0 100 200  
SCALE IN METERS

NEW JERSEY  
DEPARTMENT OF TRANSPORTATION  
ROUTE U.S. 206 (1990) BYPASS SECTION  
CRUISER BROOK TO AMWELL ROAD  
**PARCELS 17A, 17B,  
17C, 17E & 17F**  
TOWNSHIP OF HILLSBOROUGH COUNTY OF SOMERSET  
AUGUST 1999



# Proposed Zone Change Block 200 Lots 30 & 32 Mid State Industrial Park



Source: Township Tax Maps

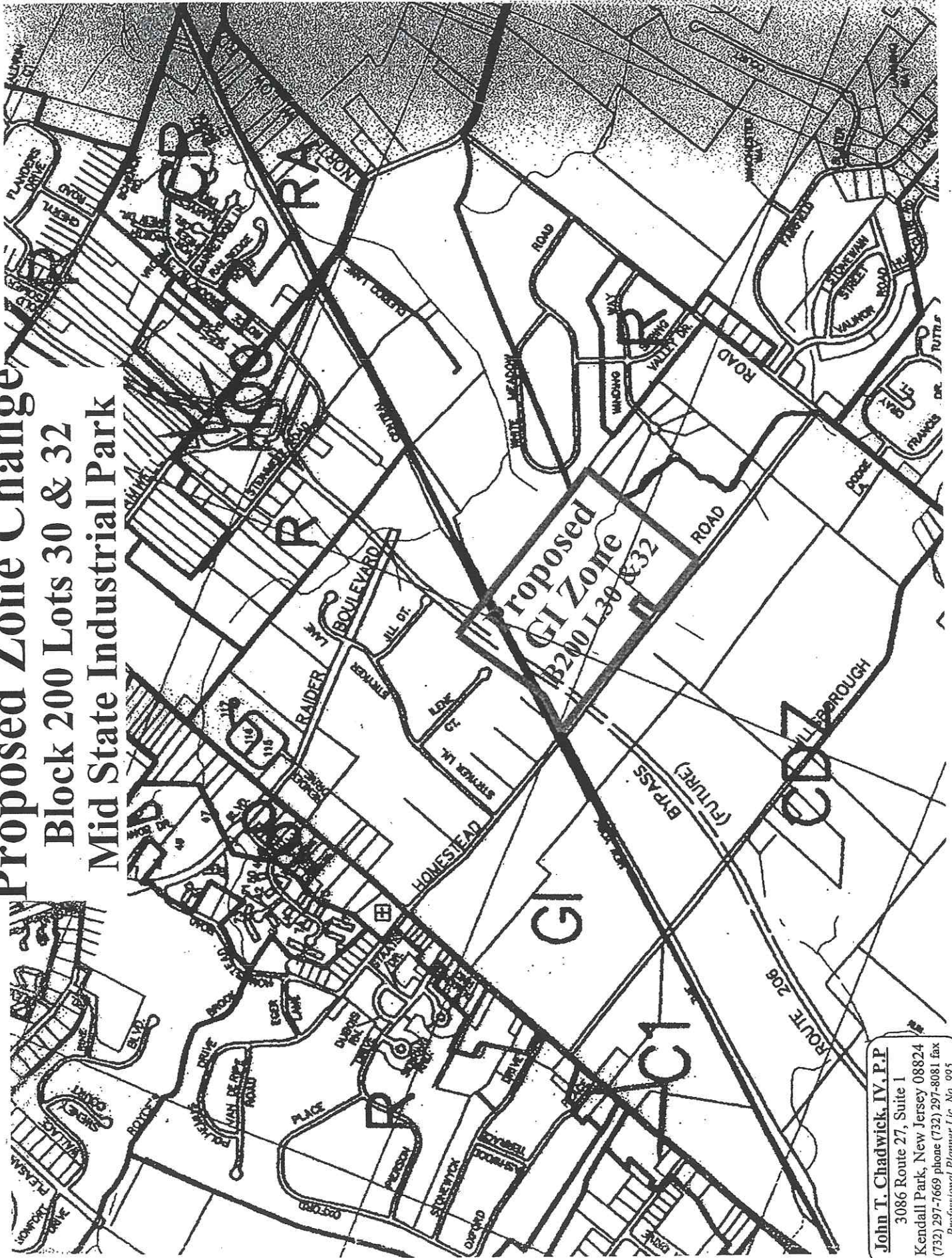
**John T. Chadwick, IV, P.P.**  
Professional Planner  
3086 Route 27, Suite 1  
Kendall Park, New Jersey 08824



# Proposed Zone Change

## Block 200 Lots 30 & 32

### Mid State Industrial Park

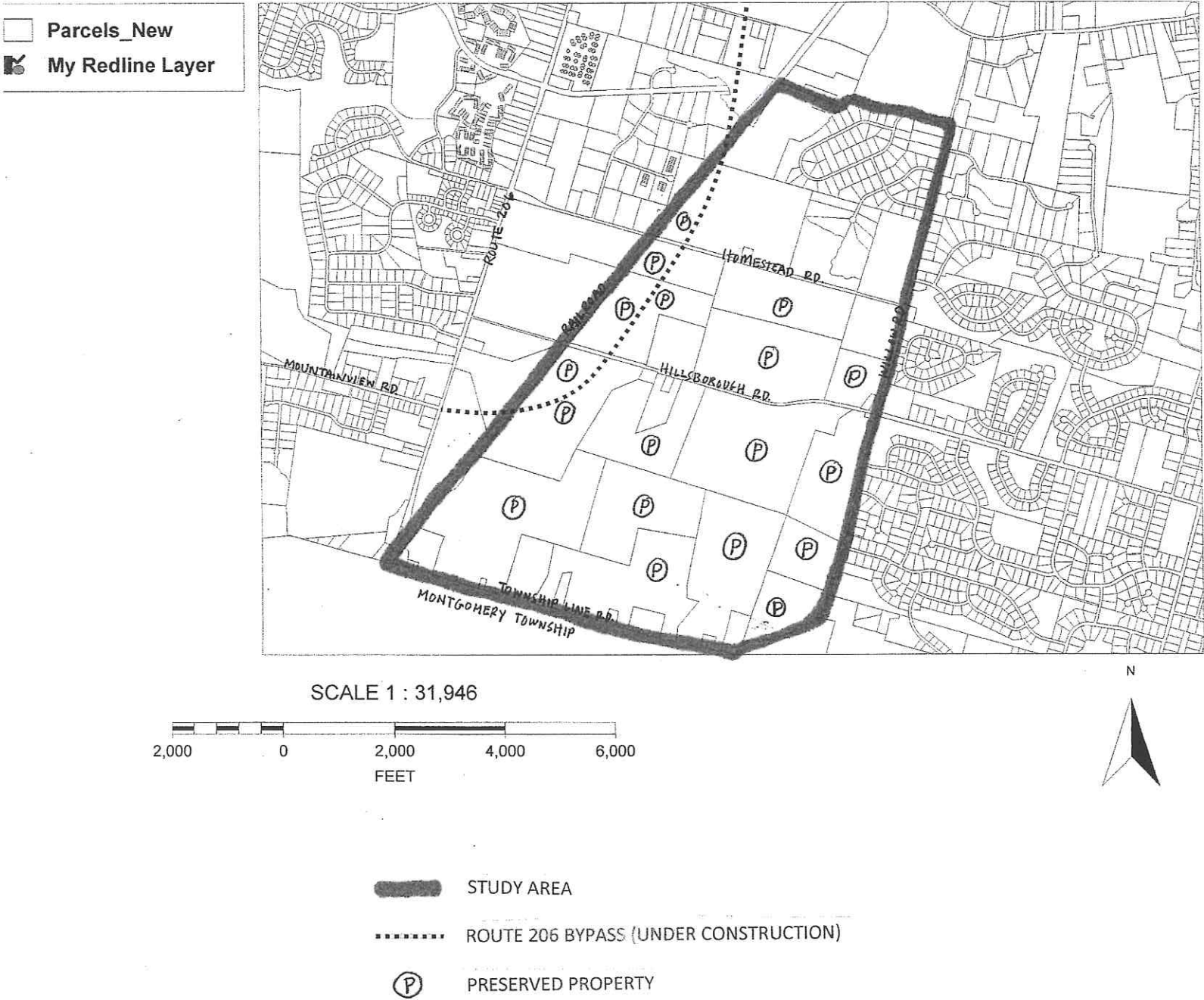


John T. Chadwick, IV, P.P.  
3086 Route 27, Suite 1  
Kendall Park, New Jersey 08824  
(732) 297-7669 phone (732) 297-8081 fax  
Professional Planner Lic. No. 995

**APPENDIX  
B**



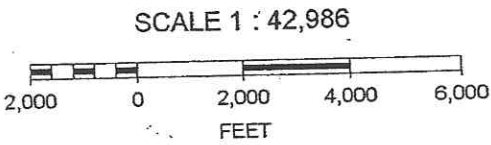
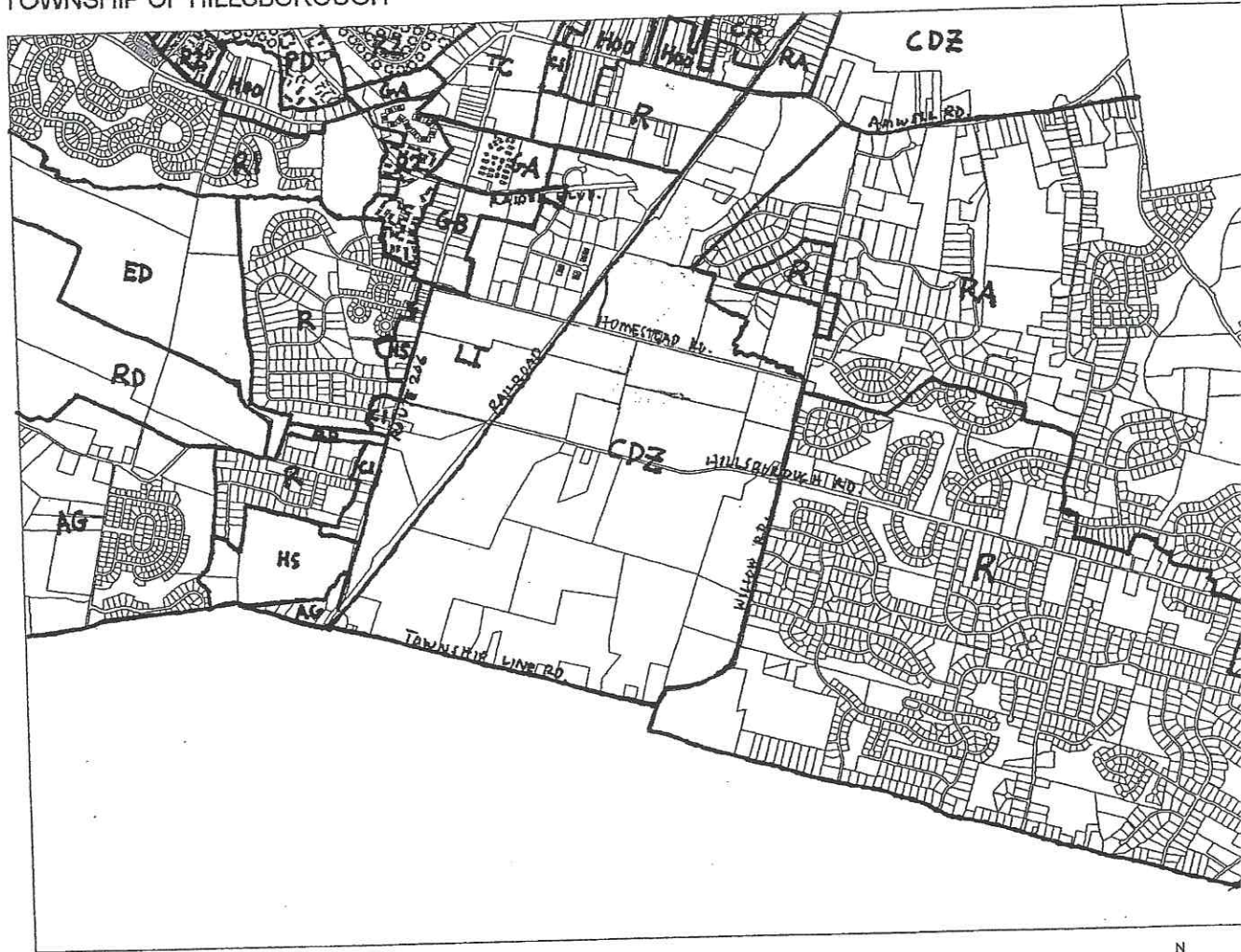
STUDY AREA MAP  
TOWNSHIP OF HILLSBOROUGH





## **APPENDIX C**

EXISTING ZONING MAP  
STUDY AREA  
TOWNSHIP OF HILLSBOROUGH

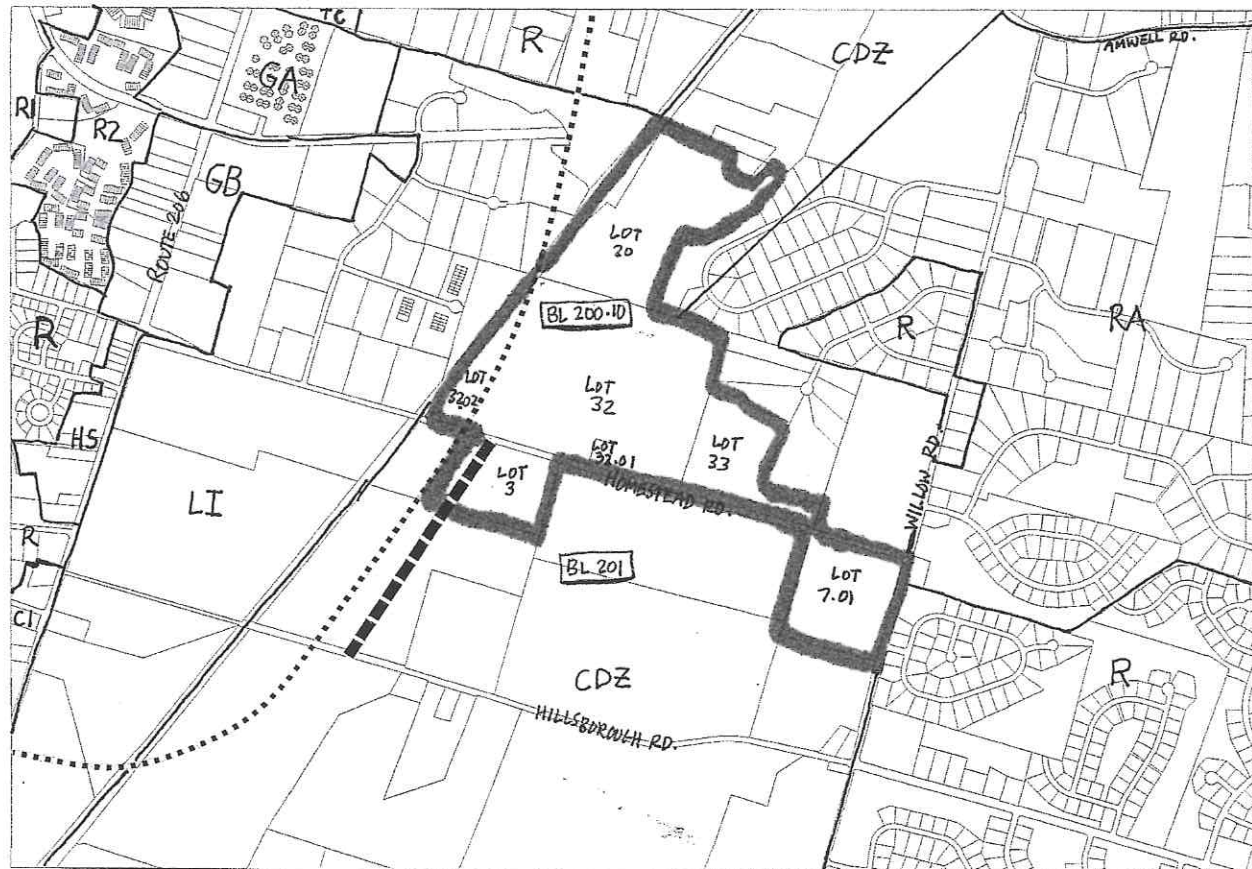


**APPENDIX  
D**

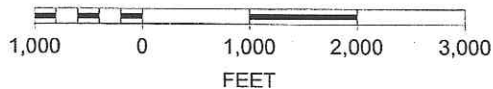


PROPOSED LAND USE/ZONE DESIGNATION MAP  
 TRANSITIONAL ECONOMIC DEVELOPMENT DISTRICT  
 TOWNSHIP OF HILLSBOROUGH  
 OCTOBER 2010

Parcels\_New  
 My Redline Layer






SCALE 1 : 21,795



N



-  PROPOSED TRANSITIONAL ECONOMIC DEVELOPMENT DISTRICT (TECD)
-  ROUTE 206 BYPASS (UNDER CONSTRUCTION)
-  PROPOSED CONNECTOR ROAD



# Township of Hillsborough

COUNTY OF SOMERSET  
MUNICIPAL BUILDING  
379 SOUTH BRANCH ROAD  
HILLSBOROUGH, NEW JERSEY 08844

TELEPHONE  
(908) 369-4313

[www.hillsborough-nj.org](http://www.hillsborough-nj.org)

## **RESOLUTION HILLSBOROUGH TOWNSHIP PLANNING BOARD COUNTY OF SOMERSET STATE OF NEW JERSEY**

### **RESOLUTION APPROVING ADOPTION OF THE MASTER PLAN AMENDMENT LAND USE ELEMENT-DECEMBER 2010**

**WHEREAS**, the Planning Board of the Township of Hillsborough, County of Somerset, State of New Jersey, adopted its original Master Plan in 1965, which plan has been frequently amended and reexamined; and

**WHEREAS**, the Planning Board previously recommended changing the zoning designation of Block 200.10 (formerly known as Block 200B), Lots 20, 32 and 32.01 from Corporate Development (CDZ) to Light Industrial (LI); and

**WHEREAS**, the proposed ordinance was forwarded to the Township Committee for introduction and Lot 33 was added to the proposed zone change; and

**WHEREAS**, at the public hearing conducted by the Township Committee on September 22, 2009, residents living near the area where the zoning was proposed to be changed testified as to their concerns; and

**WHEREAS**, as a result, the Township Committee tabled the ordinance and requested that the Planning Board review the proposed changes and provide notice for any future recommended changes to the surrounding residents within 200 feet pursuant to Township policy; and

**WHEREAS**, the Master Plan Subcommittee has recommended an amendment to the Master Plan Land Use Element which addresses the land use designation in the area along Homestead Road between Willow Road and the rail line; and

**WHEREAS**, the Planning Board reviewed the recommendation of the Master Plan Subcommittee to create a new Transitional Economic Development District (TECD); and

**WHEREAS**, the proposed TECD designation will serve as a transition between the Light Industrial (LI), Corporate Development (CDZ) and nearby residential districts; and

**WHEREAS**, the proposed TECD designation will address land use compatibility, density, building height, buffer and access issues raised by the adjoining residents at the September 22, 2009 hearing; and

**WHEREAS**, the Planning Board of the Township of Hillsborough wishes to formally approve the amendment to the Master Plan Land Use Element in order to implement the recommendation in the Master Plan Amendment -Land Use Element December 2010; and

**WHEREAS**, it was also determined that a portion of Block 200.07, Lots 29-35 and Block 200.08, Lots 8 and 11-15, which have been developed with single-family residential dwellings are located in the CDZ District creating a nonconforming use for all the affected property owners; and

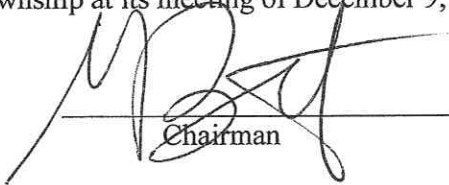
**WHEREAS**, the Planning Board of the Township of Hillsborough recommends a zone change from the CDZ District to the adjacent RA District in order to create conforming residential lots.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board of the Township of Hillsborough, County of Somerset, State of New Jersey hereby adopts the Master Plan Amendment-Land Use Element December 2010 which is attached hereto and made a part hereof; and recommends that the Township Committee rezone Block 200.07, Lots 29-35 and Block 200.08, Lots 8 and 11-15 from the CDZ District to the RA District.

**BE IT FURTHER RESOLVED** that a certified copy of this resolution and the Master Plan Amendment-Land Use Element December 2010 shall be filed with the Hillsborough Township Clerk and forwarded to the Somerset County Planning Board and the municipal clerks of each adjoining municipality

#### CERTIFICATION

Certified to be a true copy of a resolution adopted by the Planning Board of Hillsborough Township at its meeting of December 9, 2010.

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Date



	<u>Vote of Resolution</u>		
	<u>For</u>	<u>Against</u>	<u>Abstain</u>
Marian Fenwick	X		
Douglas Tomson	X		
Steven Sireci, Jr.	X		
Arthur Stafford-Taylor	X		
Steven Cohen	X		
Tod Mershon	X		
Robert Wagner, Jr., Committeeman	X		
Greg Burchette, Chairman	X		