



# Township of

DEPARTMENT OF PLANNING AND ZONING  
HILLSBOROUGH TOWNSHIP MUNICIPAL COMPLEX  
THE PETR J. BIONDI BUILDING  
379 SOUTH BRANCH ROAD  
HILLSBOROUGH, NJ 08844

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## TOWNSHIP OF HILLSBOROUGH PLANNING BOARD PUBLIC MEETING AGENDA November 10, 2016 Municipal Courtroom - 7:30 p.m.

### CALL TO ORDER PLEDGE OF ALLEGIANCE

**NOTICE OF MEETING** - This meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975 ("Sunshine Law").

### ROLL CALL

|   |   |
|---|---|
| _____ Mayor Frank DelCore               | _____ Sam Conard                        |
| _____ Robert Wagner, Jr.                | _____ <b>Shawn Lipani, Chairman</b>     |
| _____ Deputy Mayor Carl Suraci          | _____ <b>Kenneth Hesthag, Secretary</b> |
| _____ Robert Peason                     | _____ Sally Becorena (Alt. #1)          |
| _____ Vacant                            | _____ Stephanie Forrest (Alt. #2)       |
| _____ <b>Neil Julian, Vice Chairman</b> |   |

### DISPOSITION OF MINUTES

### DISPOSITION OF RESOLUTIONS

### PLANNING BOARD BUSINESS

### SPECIAL COMMITTEE REPORTS

### BUSINESS FROM THE FLOOR

### CONSIDERATION OF ORDINANCES

### PUBLIC HEARING – SUBDIVISION/SITE PLAN APPLICATIONS

- **Dukes Parkway, LLC / LEVONAITIS** – File 16-PB-10-SRV – (TOD: 12-15-16) - Block 58.03, Lot 1 (formerly known as Block 58, Lot 70) – 280 Dukes Parkway East. Applicant seeking Preliminary and Final Major Site Plan Approval; 'c' Bulk Variances for relief from minimum lot area; minimum lot width; minimum front yard setback for the existing building; minimum side yard setbacks for existing and proposed buildings; minimum buffers for the existing building and parking lot; parking waivers for parking stall size and parking aisle width; and application waivers from providing an Environmental Impact Study, Community Impact Study, and Traffic Impact Study; to renovate the existing 2,739 sf. building as an office and construct a 2,760 sf. pole barn in the rear of the property for storage, and construct ten parking spaces, on property in the I-2, Light Industrial Zoning District (*EC Agenda: 07-25-16*)(*Revised Plans submitted 10-03-16*). **Carried from October 13, 2016 without further notice.**
- **Yannuzzi Group, Inc.** – File 16-PB-11-SRV – (TOD: 02-18-17) - Block 183, Lots 36.02 & 37 (*Lot 36.02 formerly known as Lot 36.B*) – 300 Sunnymead Road. Applicant seeking Preliminary and Final Major Site Plan Approval; 'c' Bulk Variances for relief from pre-existing nonconforming conditions for existing Lot 37: minimum lot area; minimum lot depth; maximum lot coverage; minimum front yard setback; minimum rear yard setback; and minimum side yard setback; and existing nonconforming conditions for existing Lot 36.02 for maximum lot coverage; parking design waivers; and submission waivers from providing an EIS, CIS, and TIS, to permit repairs to the existing building and install site improvements for office and industrial use, on property in the I-1, Light Industrial Zoning District. (*EC Review: 07-25-16 and 09-26-16*).

### CORRESPONDENCE

### ADJOURNMENT

**Next Meetings:**  
**December 01, 2016**  
**December 08, 2016**