



# 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 January 05, 2017 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 Carl Suraci	_____ Sally Becorena
_____ Robert Wagner, Jr.	_____ Shawn Lipani
_____ Committeeman Frank DelCore	_____ Kenneth Hesthag
_____ Robert Peason	_____ Vacant (Alt. #1)
_____ Stephanie Forrest	_____ Vacant (Alt. #2)
_____ Neil Julian	

### DISPOSITION OF MINUTES

- December 08, 2016

### DISPOSITION OF RESOLUTIONS

### PLANNING BOARD BUSINESS

- 2017 Planning Board Annual Report
- Meadow Brook at Hillsborough 16-PB-02-MJSR - Appointment of Conflict Engineer for continued professional Engineering Services (CME Associates - Brian Boccanfuso, PE, CFM)

### SPECIAL COMMITTEE REPORTS

### BUSINESS FROM THE FLOOR

### CONSIDERATION OF ORDINANCES

- Regulating Trucks in Residential Districts

### PUBLIC HEARING – SUBDIVISION/SITE PLAN APPLICATIONS

- 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 Environmental Impact Statement, Community Impact Statement, and Traffic Impact Study, 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 Reviews: 07-25-16, 09-26-16, 12-19-16*). ***Continued from November 10, 2016 agenda without further notice. (Additional Report submitted 12-08-16).***

### CORRESPONDENCE

### ADJOURNMENT

**Next Meeting:**  
**January 12, 2017**