

HILLSDALE PLANNING/ZONING BOARD
January 26, 2021 - AGENDA FOR PUBLIC HEARING
7:30 P.M.

OPEN PUBLIC MEETING STATEMENT

Adequate notice of this meeting was provided pursuant to the Open Public Meetings, by at least 48 hours prior to this meeting giving the time, date, location and, to the extent known, this agenda further indicating that formal action may be taken and this notice was (1) prominently posted in at least one public place reserved for such or similar announcements, (2) mailed, telephoned or telecopied to at least two newspapers which newspapers have been designated by the Governing Body of the Borough of Hillsdale to receive such notices one of which is the official newspaper of the Borough, and (3) filed with the Clerk of the Borough. Electronic copies of any public hearing are available by contacting the Borough Clerk.

The Planning/Zoning Board has established Thursday, January 26, 2020 at 7:30 PM as the date and time at which a virtual public hearing shall be held on the application. Members of the public, either directly or through their attorney or agent, may participate in the meeting via Zoom on the internet, from their computer, tablet, or smart phone by going to the following website: <https://zoom.us/j/8038417065?pwd=OE51Q3B3Vnl1VmX0dTRyR3BZM1I2dz09> The access code for the meeting is 803 841 7065. The passcode is: 600094. Members of the public may also participate in the virtual meeting by calling 1-929-205-6099.

A copy of below listed applications may be obtained by requesting a copy in advance of the meeting by contacting the Board Deputy Secretary at 201-666-4800 ex 1901 Monday through Friday from 8 AM to 4 PM. In addition, the application documents may be available for viewing/download on the Planning/Zoning Board page of the Borough of Hillsdale website at www.hillsdalenj.org, and by appointment at the Hillsdale Borough Hall, 380 Hillsdale Avenue, Hillsdale, NJ 07642.

ROLL CALL BY SECRETARY

OPEN MEETING TO PUBLIC

(On any items/issues *other than* those listed on the agenda below or that may come before the Board on another evening)

PLEDGE OF ALLEGIANCE

INVOICES

Cleary, Giacobe, Alfieri, Jacobs, Total \$4,620.80
Planning Board/Zoning Matters, \$4,059.80
Brady, 105 Pascack Road, \$231.00
Hillsdale Redevelopment, \$49.50
BCUW Madeline Housing Partners, \$214.50
Matesic, 51 Cedar Street, \$33.00
Ribler, 177 Highland Ave, \$33.00

ADMINISTERING OATH OF OFFICE:

Zoltan Horvath	Term ending 12/31/21	Nylema Nabbie
Meredith Kates	Term ending 12/31/21	Nylema Nabbie
Mark DiPisa	Term ending 12/31/22	Nylema Nabbie
Dewey Burluson	Term ending 12/31/24	Nylema Nabbie
Elliott Lichtstein	Term ending 12/31/24	Nylema Nabbie

MEMORIALIZATIONS:

Resolution No. 2021-9
PZ-05-20 Block 1102, Lots 2&3
Bank of America, 84 Park Ave

Resolution No. 2021-2; Appointment of Planning Board Chairman
Resolution No. 2021-3; Appointment of Planning Board Vice Chairman
Resolution No: 2021-4; Appointment of Planning Board Secretary
Resolution No: 2021-5; Appointment of Planning Board Deputy Secretary

PUBLIC HEARINGS:

PZ-03-20, Block 1407, Lot 14
Bergen County United Way/Madeline Housing Partners, LLC, 40 Central Avenue
Motion for Reconsideration filed by Applicant proposing to eliminate the combined side yard setback variance and requesting the Board to reconsider its vote in connection with a proposed group home at the subject property.

PZ-08-20, Block 1119, Lot 4
Matesic, 61 Cedar Street
Bulk Variance for Impervious Coverage and Use Variance for Floor Area Ratio

PZ-07-20, Block 1908, Lot 11
Ribler, 117 Highland Avenue
Bulk Variance for Front Yard Setback and Accessory Structure in the Required Front Yard