

**MINUTES OF THE AUGUST 11, 2022 PLANNING BOARD MEETING  
BOROUGH OF HILLSDALE**

MEMBERS PRESENT: Chairman D. Burluson, Vice Chairman S. Riordan, Secretary M. Kates, J. Miano, E. Alter, S. Raymond, D. Friedman, S. Griep, J. MacEwen

MEMBERS ABSENT: Mayor J. Ruocco , Z. Horvath

EMPLOYEES PRESENT: N. Nabbie, Esq., Board Attorney  
C. Statile, P.E., Board Engineer  
E. Madger, Acting Deputy Secretary

Chairman Berleson called the meeting to order at approximately 7:35pm. Acting Deputy Secretary Madger recited the Open Public Meetings Statement and Pledge of Allegiance.

OPEN TO PUBLIC (for matters not on the Agenda):

Meeting was open to the public. There being none, the meeting was closed to the public.

MEETING MINUTES:

A motion was made by Mr. Alter and seconded by Mr. Riordan to approved the Meeting Minutes of July 26, 2022. The Board was polled and the motion passed.

INVOICES:

A motion was made by Mr. Raymond and seconded by Ms. Miano to approved the invoices for Statile Associates. The Board was polled and the motion passed.

COMPLETENESS

PZ-01-22, Block 407, Lot 8, 5 Orchard Lane

Mr. Statile outlined the application. The Board asked questions regarding the submitted survey. A motion was made by Mr. Raymond and seconded by Ms. Kates to deem the application incomplete for lack of an updated survey. The Board was polled and the motion passed.

HEARINGS

PZ-03-22, Block 404, Lot 1, 34 Fairhaven Drive

Chairman Burluson outlined the application, as it was carried from the meeting of July 26, 2022.

Mr. Anthony Rossillo, the property owner and applicant was sworn in. Mr. Rossillo provided testimony and reasons for the variance he is seeking.

Board members provided comments and asked questions regarding when open fences, the surrounding properties, the effect of an issued variance on future applications, the grade of the property, other fencing options, the need for the fence and landscaping options.

The applicant agreed to submit a landscaping plan.

The hearing was carried to September 8, 2022.

### DISCUSSIONS

Mr. Fred Rubel, M.S., Q.E.P., presented the Environmental Resource Inventory (ERI), last updated March 17, 2022, to the Board.

Board members provided comments and asked questions regarding the document in general, precipitation events, future use of the document, and water tables.

Ms. Nabbie spoke regarding the future use of the document.

Mr. Rubel and board members spoke regarding how the report will be updated and how it will be implemented.

The Board agreed to further discuss the ERI at future meetings.

The Board carried on discussions related to the Board's Annual Report to the Mayor and Council and the Amendments to the Patterson Street Redevelopment Plan.

### OPEN TO PUBLIC:

There being no further comment, the meeting was closed to the public.

With no further discussion, the meeting was adjourned at 8:55 PM.

Respectfully submitted,

Statile Associates Consulting Engineers and Planners