

**MINUTES OF THE DECEMBER 10, 2020 PLANNING BOARD MEETING (VIRTUAL)  
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E. Lichtstein, E. Alter, M. Kates, J. Miano, S. Raymond, S. Riordan  
Council President Z. Horvath, D. Burluson, D. Friedman, Mayor J. Ruocco,  
M. DiPisa, S. Raymond

MEMBERS ABSENT: None

EMPLOYEES PRESENT: N. Nabbie, Esq., Board Attorney  
C. Statile, P.E., Board Engineer  
T. Behrens, Board Planner  
E. Madger, Acting Deputy Secretary  
R. Hamman, Deputy Secretary

Secretary Kates called the meeting to order at approximately 7:00pm. Secretary Kates 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.

APPROVAL OF MINUTES

A motion was made by Mr. Raymond and seconded by Mr. Disa to approve the minutes of December 1. The Board was polled and the motion passed.

APPROVAL OF INVOICES

A motion was made by Council President Horvath and seconded by Mr. Riordan to approve the invoices for Burgis Associates, Inc. The Board was polled and the motion passed.

COMPLETENESS HEARINGS

There was a discussion on the procedure used to deem an application complete.

A motion was made by Dr. Lichtstein and seconded by Mr. Alter to deem the application PZ-08-20 for Block 1119, Lot 4, 61 Cedar Street complete. The Board was polled and the motion passed.

A motion was made by Council President Horvath and seconded by Mr. Raymond to deem the application PZ-07-20 for Block 1908, Lot 11, 117 Highland Avenue complete. The Board was polled and the motion passed.

DISCUSSIONS

There was a discussion regarding the Board meeting dates for 2021. A motion was made by Council President Horvath and seconded by Mr. Alter to approved the Board meeting dates for 2021.

Council President Horvath gave a report to the Board regarding Borough Council matters including the Redevelopment Plan. There was a discussion amongst the Board Members regarding the advertisement for Board professionals for 2021.

Mayor Ruocco and Council President Horvath recused themselves from the meeting

A motion was made by Mr. Raymond and seconded by Mr. DiPisa to go to closed session.

CLOSED SESSION

The Board went into closed session to discuss potential litigation

The Board returned from closed session. The Board set dates for future public hearings.

With no further discussion, the meeting was adjourned at 9:10 PM.

Respectfully submitted,

Statile Associates Consulting Engineers and Planners