

**HILLSDALE PLANNING/ZONING BOARD  
DECEMBER 2, 2021 - AGENDA FOR PUBLIC HEARING  
7:30 P.M.**

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**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, December 2, 2021 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 1515** 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](http://www.hillsdalenj.org), and by appointment at the Hillsdale Borough Hall, 380 Hillsdale Avenue, Hillsdale, NJ 07642.

**ROLL CALL BY SECRETARY**

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**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:**

Statile Associates, Total \$ 450.00

November 10, 2021 Invoice 1120.053A19 \$ 450.00 Planning Board Services

**COMPLETENESS REVIEW:**

**PZ-11-21**

**Block 2004, Lot 3**

**33 Ruckman**

**New Concepts for Living**

**HEARINGS:**

**PZ-09-21**

**Block 2102, Lot 11**

**Salvatore Amitrano**

**6 Deer Trail Road**

*6 foot fence*

**PZ-07-21**

**Block 501, Lot 13**

**Spiro Athanasatos**

**55 Apple Tree**

*Bulk Variance (C) additions*

*New covered porch*

*New garage expansion*

*Pantry for existing kitchen*

*Ephone/facsimile 201E existing master bedroom*

*Master bedroom balcony*

**PZ-10-21**

**Block 1105, Lot 4**

**441 Hillsdale Ave.**

**441 Hillsdale Ave. LLC**

**Chipotle**

*Minor Site Plan with Bulk Variance Application*

**DISCUSSIONS:**

**Ordinance 21-17 -An Ordinance of the Borough of Hillsdale amending and supplementing Chapter 310 “Land Use” to establish a new multi-family overlay district and to set forth the standards and criteria applicable therto.**

**Ordinance 21-18 -An Ordinance of the Borough of Hillsdale amending and supplementing chapter 310 “Land Use”, Article XXXIII “Affordable Housing Regulations” of the code to correct discrepancies in certain subsections related to the Borough’s Affordable Housing Regulation.**

**Burgis Associates, Inc: DRAFT Public Survey for the Borough of Hillsdale Reexamination of the Master Plan and Development Ordinances**

**2022 Planning Board Meeting Calendar (Revised)**

**ADJOURNMENT:**

Next Public Hearing-December 16, 2021 7:00 (Virtual)