

**HILLSDALE PLANNING/ZONING BOARD  
FEBRUARY 22, 2022 - 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 Tuesday, February 22, 2022 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 1525** 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.

**PLEDGE OF ALLEGIANCE**

**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)**

**INVOICES:**

Burgis Associates **Total: \$2066.25**

Invoice # 40085 Chipotle 441 Hillsdale Ave \$1305.00  
Invoice # 40086 Hillsdale- Professional Planning Services 2021 \$761.25

Statile Associates **Total: \$2260.00**

Invoice # 2022-1 Moraitis 5 Orchard Lane \$ 170.00  
Invoice # 2022-6 Chipotle 441 Hillsdale Ave \$ 960.00  
Invoice # 2022-9 Flavio 76 Broadway \$ 1130.00

Cleary Giacobbe Alfieri Jacob LLC **Total: \$3722.60**

Invoice # 104122 PB/ZB Matters \$1657.60  
Invoice # 104115 Mulholland/Jersey Mikes/Escrow \$ 0.00  
Invoice # 104121 Moraitis/Escrow \$ 105.00  
Invoice # 104120 Rubin, Donals/Escrow \$ 70.00  
Invoice # 104119 New Concepts for Living/Escrow \$ 315.00  
Invoice # 104118 441 Hillsdale Avenue/Chipotle/Escrow \$ 420.00  
Invoice # 104117 Amitrano/Escrow \$ 385.00  
Invoice # 104116 Athanasatos/ Escrow \$ 700.00  
Invoice # 104113 Oriolo, Donald/ Escrow \$ 70.00

**HEARINGS:**

PZ-11-21  
Block 2004 lot 3  
33 Ruckman Road  
New Concepts for Living  
Bulk Variance

**OPEN SESSION:**

**ADJOURNMENT:**

Next Public Hearing- March 10, 2022 (In Person)7:30 PM