

**MINUTES OF THE JULY 12, 2018 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E. Lichtstein, F. Franco, Mayor J. Ruocco, D. Burleson, S. Riordan,
S. Raymond, Vice Chairwoman J. Miano, Chairman M. Giancarlo, E. Alter

MEMBERS ABSENT: Councilman F. Pizzella, M. Kates

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

Chairman Giancarlo called the meeting to order with a reading of the Open Public Meetings Statement at approximately 7:30pm.

OPEN TO PUBLIC (for matters not on the Agenda):
As no one wished to speak, the meeting was closed to the public.

MINUTES:
The *June 26, 2018 Meeting Minutes* were approved by the Board.

INVOICES:
Invoices from *C.P. Statile, P.A.* and *Gittleman Muhlstock & Chewcaskie* were approved by the Board for payment.

COMPLETENESS REVIEWS:
*PZ-06-18; RJN 333, LLC; Block 1308, Lots 15 & 16; 333 Washington Avenue
Major Site Plan with Use Variance application for the construction of 10 housing units in the residential
R-4 zone district*

The application was deemed complete by Board Engineer Statile and scheduled for a public hearing date of August 9, 2018. Mr. Statile explained to the Board that the applicant is proposing construction of two buildings with four town house units in each, as well as three basement flats.

RESOLUTIONS:
*Resolution No. 2018-15; Donna DeGhetto; Block 502, Lot 7.01; 3 Beechnut Street
Approval of Bulk "c" Variance Application for New Single-Family Dwelling*

Mr. Raymond made a motion to adopt the resolution, which was seconded by Chairman Giancarlo. The Board was polled and the resolution adopted by the Board.

*Resolution No. 2018-16; Stephen Riordan; Block 1406, Lot 35; 79 Large Avenue
Approval of Bulk variance application for new patio, walkway and driveway addition to single-family dwelling*

Mr. Raymond made a motion to adopt the resolution, which was seconded by Mr. Franco. The Board was polled and the resolution adopted by the Board.

***Resolution No. 2018-18; Sandra Bradbury; Block 1407, Lot 1; 145 Magnolia Ave.
Approval of Bulk variance application for first and second story addition to a single-family dwelling***

Dr. Lichtstein made a motion to adopt the resolution, which was seconded by Mr. Raymond. The Board was polled and the resolution adopted by the Board.

BOARD BUSINESS:

Mr. Statile informed Chairman Giancarlo and the Board that he, Board Attorney Nabbie, and Deputy Secretary Chadwick have solved the escrow issue with applications.

Chairman Giancarlo announced that the July 24, 2018 meeting will be cancelled due to lack of business. The Board will meet again on August 9, 2018 at 7:30pm.

The meeting was opened to the public. As no one wished to speak, the meeting was closed to the public. The meeting was adjourned at 7:40pm.

Respectfully submitted,

Caitlin Chadwick
Deputy Secretary