

**MINUTES OF THE JULY 26, 2022 PLANNING BOARD MEETING
BOROUGH OF HILLSDALE**

MEMBERS PRESENT: Mayor J. Ruocco, Chairman D. Burleson, Vice Chairman S. Riordan,
J. Miano, E. Alter, S. Raymond, D. Friedman, S. Griep

MEMBERS ABSENT: Z. Horvath, Secretary M. Kates, J. MacEwen

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 Mayor Ruocco and seconded by Mr. Alter to approved the Meeting Minutes of June 28, 2022. The Board was polled and the motion passed.

A motion was made by J. Miano and seconded by Mayor Ruocco to approved the Meeting Minutes of September 9, 2021. The Board was polled and the motion passed.

A motion was made by J. Miano and seconded by Mr. Alter to approved the Meeting Minutes of September 28, 2021. The Board was polled and the motion passed.

A motion was made by J. Miano and seconded by Mr. Alter to approved the Meeting Minutes of October 14, 2021. The Board was polled and the motion passed.

A motion was made by S. Raymond and seconded by Mr. Alter to approved the Meeting Minutes of October 26, 2021. The Board was polled and the motion passed.

RESOLUTION:

A motion was made by Mayor Ruocco and seconded by Mr. Riordan to approved the Resolution for PZ-04-22, Block 408, Lot 1, 363 Wierimus Road, Edward Rilli. The Board was polled and the motion passed.

INVOICES:

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

A motion was made by Ms. Miano and seconded by Mr. Raymond to approved the invoices for Cleary, Giacobbe, Alfieri & Jacobs, LLC. The Board was polled and the motion passed.

HEARINGS

PZ-05-22, Block 607 Lot 17
271 Pascack Rd (Minor Subdivision)

The application was carried to August 23, 2022.

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

Ms. Nabbie stated the public notice to the public utilities was not completed. The Board decided to hear the applicant's testimony and hold any formal action until public notice is complete.

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

Mr. Statile was sworn in.

Board members provided comments and asked questions regarding when the fence was installed, the fence installer, alternatives available, Zoning Officer violation, and tree removal.

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

The hearing was carried to August 11, 2022.

PZ-06-22, Block 105, Lot 4, 79 Melville Road
Nair/Russo

Dennis Francis, Esq., the applicant's attorney presented the application and requested variances.

Wayne Guskind, Architect, was sworn in. Mr. Guskind stated his qualifications and was accepted as an expert witness.

Mr. Guskind presented the proposed improvements, proposed variances and reasons for the variances.

Mr. Statile asked a question regarding the age of the dwelling.

Board members provided comments and asked questions regarding zoning regulations, roof overhangs, impervious coverage, construction alternatives, and the patio removal.

Ms. Nair, property owner, was sworn in and gave testimony regarding the existing dwelling, the age of the dwelling, proposed improvements, existing vegetation, existing fencing, flooding and the reasons for the proposed improvements.

Board members provided comments and asked questions regarding screening, reasons for dwelling expansion, generators on the property and the replacement of the concrete patio with pavers.

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

A motion was made by Mr. Raymond and seconded by Mr. Friedman to approve the application with conditions. The Board was polled and the motion passed.

DISCUSSIONS

The Board carried on discussions related to the amendments to the Patterson Street Redevelopment Plan, the Environmental Resource Inventory, and hybrid meetings.

OPEN TO PUBLIC:

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

With no further discussion, the meeting was adjourned at 9:25 PM.

Respectfully submitted,

Statile Associates Consulting Engineers and Planners