

HILLSDALE PLANNING/ZONING BOARD
July 28, 2020 - AGENDA FOR PUBLIC HEARING
7:30 P.M.

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 July 28, 2020 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 GoToMeeting on the internet, from their computer, tablet, or smart phone by going to the following website: <https://global.gotomeeting.com/join/607022805>. The access code for the meeting is 607-022-805. Members of the public may also participate in the virtual meeting by calling 1-224-501-3412. The GoToMeeting app can be installed from the internet on their monitoring electronic device by going to the following website: <https://global.gotomeeting.com>.

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 201-337-7470 Monday through Friday from 9 AM to 5 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, and by appointment at the Hillsdale Borough Hall, 380 Hillsdale Avenue, Hillsdale, NJ 07642.

ROLL CALL BY SECRETARY

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)

MINUTES:

June 11, 2020

Pending for June 23, 2020 Virtual Meeting

PUBLIC HEARING:

PZ-02-20 Block 1212, Lot 15.02 Preserve at Hillsdale, Patterson Street
40-Unit Apartment approved via Resolution 2017-09

Amended Major Site Plan Application with Bulk Variance for two new Carports and an Accessory Utility Building

Application Documents:

- ***Transmittal Letter from Ira Wiener dated 2/18/20***

- Application dated 2/19/20
- Site Plans (4 sheets) dated 2/6/20
- Architectural Plans (1 Sheet) dated 2/12/20
- Utility Building Site Plan + Photos 7/2/20
- Hot Box Enclosure 2/24/20
- Site Plan Resolution 217-09
- Review Report dated 5/5/2020
- Environmental Commission Review dated 7/19/20 (attached)
- Planner Review Report July 23, 2020

RESOLUTIONS:

PZ-04-19; Block 1201, Lots 5-7; Built for Success; 10 Orchard Street

Major Site Plan with Use & Other Variances application for two-story apartment building of 24 residential units.

PZ-01-20; Block 1501, Lot 2; Ilda & Edward Beja; Niza LLC; 330 Broadway

Use Variance approval to occupy 1st floor commercial space with a residential unit.

***2020 - ,Board Planning Professional Contract, Burgis, Associates Inc.
and Authorization to Execute Agreement***

INVOICE:

Christopher P. Statile, PA

Services to Board May 11 to July 4, 2020 - \$2,056.25

Cleary Giacobbe Alfieri Jacobs, LLC

Service to Board thru July 20, 2020 \$ \$3,993.80

Built For Success \$1,534.50

NIZA, LLC \$1,551.00

RJN 333, LLC \$165.00

330 Patterson Street \$264.00

Brady Litigation \$132.00

FUTURE PUBLIC HEARINGS:

August 13, 2020

PZ-06-18 Block 1308, Lots 15 & 16, RJN 333, LLC, Applicant, 333 Washington Ave.

Amended Three - Lot Major Subdivision with Bulk Variances.

Revised Plans + Rendering.

ADJOURNMENT