

**HILLSDALE PLANNING/ZONING BOARD**  
**June 11, 2020 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, the 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 hearing are available by contacting the Planning Board Secretary or the Borough Clerk.

The Planning/Zoning Board has established Thursday June 11, 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 join the meeting via GoToMeeting from a computer, tablet, or smart phone by going to the following [website: https://global.gotomeeting.com/join/541527405](https://global.gotomeeting.com/join/541527405). Members of the public may also call/dial into the virtual meeting by calling +1 (571) 317-3122. The access code for the meeting is 541-527-405. The GoToMeeting app can be installed on the monitoring electronic device by going to the following website: <https://global.gotomeeting.com/join/541527405>.

A copy of below listed applications may be obtain 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 maybe available for viewing on the Planning/Zoning Board page of the Borough of Hillsdale website at [www.hillsdalenj.org](http://www.hillsdalenj.org) and at the 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)

**MINUTES:**

***Approval of May 26, 2020 Virtual Meeting Minutes***

**RESOLUTIONS FOR ADOPTION:**

***Caroline Reiter, PP, AICP to prepare planning review for NIZA, LLC use variance.***

***Caroline Reiter, PP, AICP to prepare planning review for Build for Success use variance.***

INVOICES:

**Cleary, Giacobbe, Alfieri, Jacobs:**

*General Board Services \$2,128.50*

*Affordable Housing \$346.50*

*RJN 333 LLC \$132.00*

*Harold Walsky \$49.50*

*Built For Success \$213.00*

*Brady Litigation \$165.00*

*NIZA, LLC \$264.00*

PUBLIC HEARINGS:

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

*Use Variance application to occupy 1<sup>st</sup> floor commercial space with a residential unit.  
May 26, 2020 Public Hearing.*

FUTURE PUBLIC HEARINGS:

June 23, 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.*

July 9, 2020

**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 with Bulk Variance for two new Carports and an Accessory Building.*