

## MINUTES OF THE NOVEMBER 7, 2022 PLANNING BOARD MEETING BOROUGH OF HILLSDALE

MEMBERS PRESENT: Chairman D. Burleson, Vice Chairman S. Riordan, Secretary M. Kates,  
Mayor J. Ruocco , Z. Horvath , J. Miano, E. Alter, S. Raymond, S. Griep

MEMBERS ABSENT: D. Friedman, J. MacEwen

EMPLOYEES PRESENT: T. DeMarco, Esq., Board Attorney  
C. Statile, P.E., Board Engineer  
J. Burgis, P.P., Board Planner  
E. Madger, Acting Deputy Secretary

Chairman Burleson called the meeting to order at approximately 7:30pm. Secretary Kates 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 Mr. Horvath and seconded by Mr. Riordan to approved the Meeting Minutes of October 13, 2022. The Board was polled and the motion passed.

COMPLETENESS

PZ-08-22, Block 1209, Lot 6, 100 Prospect Place

Mr. Statile outlined the application. The Board asked questions regarding the application. A motion was made by Mr. Raymond and seconded by Mr. Riordan to deem the application complete. The Board was polled and the motion passed. The public hearing was set for November 22, 2022.

DISCUSSION

Mr. Troast, Borough Administrator and Professional Planner was sworn in and presented his qualifications. Mr. Troast presented the Centennial Field Complex Improvements to the Board.

Mr. DeMarco outlined the Board's responsibilities regarding the capital improvement review.

Mr. Troast outlined the details of the improvement project including the field layout, drainage improvements, parking lot improvements, playground and other site details.

Board members provided comments and asked questions regarding parking, traffic, costs, environmental issues, lighting, use of the complex and other matters.

## HEARINGS

PZ-07-22, Block 1307, Lot 3, 110 Lawrence Street

Chairman Burluson outlined the application, as it was carried from a previous meeting.

Mr. Boss, the property owner and applicant was sworn in. Mr. Boss provided background for the application and provided the Board with previous versions of the Borough of Hillsdale fence ordinances. It was determined that the existing fence was once previously permitted by ordinance.

The Board discussed the matter with Mr. DeMarco, Mr. Statile and Mr. Burgis. A determination was made that the proposed fence replacement (same height, same location, different material) is permitted. The Board discussed their jurisdiction in the matter. The Board issued a finding that, based upon the presented evidence, the existing fence was permitted under a previous version of the ordinance and that the proposed fence is a replacement of that previously allowed fence. Furthermore, they stated a variance was not required for the replacement of the fence. A motion was made by Mr. Riordan and seconded by Mayor Ruocco to dismiss the application.

### OPEN TO PUBLIC:

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

With no further discussion, the meeting was adjourned at 9:30 PM.

Respectfully submitted,

Statile Associates Consulting Engineers and Planners