

**HILLSDALE PLANNING/ZONING BOARD
JANUARY 25, 2022 - MINUTES 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, January 25, 2022 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 Zoom on the internet, from their computer, tablet, or smart phone by going to the following website: <https://zoom.us/j/8038417065?pwd=OE51Q3B3Vnl1VmX0dTRyR3BZM1I2dz09> The access code for the meeting is 803 841 7065. The passcode is: 600094. Members of the public may also participate in the virtual meeting by calling 1-929-205-6099.

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 **201-666-4800 ex 1515** Monday through Friday from 8 AM to 4 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.

PLEDGE OF ALLEGIANCE

ROLL CALL BY SECRETARY

Present: Chairman Dewey Burluson, Vice Chair Stephen Riordan, Secretary Meredith Kates, Mayor John Ruocco, Councilman Zoltan Horvath, Ed Alter, Scott Raymond, Joanne Miano, Dan Friedman, John MacEwen, Seth Griep, Chris Statile, Nylema Nabbie, Tom Behrens

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)

Opened to public @ 7:34 PM

Council Member asked for an extended deadline for the Survey. Senior Representative Marie had the questionnaire printed to give to seniors meeting so they can participate. Asked for 1 week extension and there were no objections to giving the requested time.

Closed meeting to Public at 7:40 PM

INVOICES:

Cleary, Giacobbe, Alfieri, Jacobs, LLC - Invoices totaling \$5553.90

Invoice #103047 \$1567.90 Planning Board/Zoning Matters
Invoice #103048 \$33.00 76 Broadway Escrow
Invoice #103049 \$660.00 105 Pascack Road Litigation
Invoice #103050 \$181.50 Jersey Mikes Escrow
Invoice # 103051 \$346.50 Chipotle Escrow
Invoice # 103085 \$52.50 23 Ruckman Rd Escrow
Invoice # 103086 \$ 2677.50 Planning Board/Zoning Board Matters
Invoice # 103087 \$35.00 Chipotle Escrow

Approved: Unanimously

RESOLUTIONS:

Resolution # 2022-10

Case # PZ-09-21

Amitrano

6ft Fence Application

Adopted: Motion: Meredith Kates Second: Dan Friedman

Yes Votes: 7

Abstain: 2

Absent from 12/2 hearing: Stephen Riordan, Scott Raymond

Resolution # 2022-09

Case number PZ-07-21

Athanasatos

Additions

Adopted: Motion Mayor Ruocco, Second: Meredith Kates

Yes Votes: 7

Absent from 12/2 hearing: Stephen Riordan and Scott Raymond

COMPLETENESS REVIEW:

PZ-12-21

Block 1308, Lot 20

76 Broadway

Major Site Plan with Use & Bulk Variances

Chris Statile- Statile Associates (Planning Board Engineer)

Deemed Incomplete 19 items missing

Mayor Ruocco and Zoltan Horvath Recused

Can submit a waiver

HEARINGS:

PZ-10-21

Block 1105 Lot 4
441 Hillsdale Ave
441 Hillsdale Ave, LLC
Chipotle
Minor Site Plan Review

Mr. Statile did a review of changes and recommendations. Site plan changes to be made. Went from a major site plan to a minor site plan. To be reviewed at meeting of 2/10/22

Drive through eliminated, Landscaping updates, # of parking spaces.

VOTE: Motion: Dewey Burleson Second: Scott Raymond

Yes Votes: 7

Abstain: Mayor Ruocco, Vice Chair Stephen Riordan, Zoltan Horvath

PZ-11-21

Block 2004 lot 3
33 Ruckman Road
New Concepts for Living
Bulk Variance

Adjourned till 2/22/22 meeting 7:30 PM

OPEN SESSION:

No one Present

ADJOURNMENT: Motion: Second: Scott Raymond

Meeting adjourned 10:15 PM

Next Public Hearing-February 10, 2022 (Virtual)7:30 PM