

**HILLSDALE PLANNING/ZONING BOARD  
MARCH 10, 2022 - MINUTES 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, 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 Thursday, March 10, 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 1525** 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](http://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 Burleson, Secretary Meredith Kates, Mayor John Ruocco, Councilman Zoltan Horvath, Ed Alter, Scott Raymond, Joanne Miano, Dan Friedman, John MacEwen, Seth Griep**

**Absent: Vice Chair Stephen Riordan**

**Professionals present: Chris Statile, Nylema Nabbie, Tom Behrens**

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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)**

**No One Present**

**INVOICES:**

Clery Giacobbe Alfieri Jacob LLC	<b>Total: \$ 3722.60</b>
Invoice # 104122 PB/ZB Matters	\$ 1657.60
Invoice # 104115 Mulholland/Jersey Mikes/Escrow	\$ 0.00
Invoice # 104121 Moraitis/Escrow	\$ 105.00
Invoice # 104120 Rubin, Donals/Escrow	\$ 70.00
Invoice # 104119 New Concepts for Living/Escrow	\$ 315.00
Invoice # 104118 441 Hillsdale Avenue/Chipotle/Escrow	\$ 420.00
Invoice # 104117 Amitrano/Escrow	\$ 385.00
Invoice # 104116 Athanasatos/ Escrow	\$ 700.00
Invoice # 104113 Oriolo, Donald/ Escrow	\$ 70.00

**Approved for payment**  
**Motion: Ed Alter, Second: Scott Raymond**  
**Vice Chair Stephen Riordan absent**  
**Motion passed with 9 yes votes**  
**\$2065.00 in Bills Approved**

Statile Associates	<b>Total: \$ 1572.50</b>
Invoice # 1120.053 Quarterly Planning Bd Services	\$ 1392.50
Invoice # 1120.053A21 Additional PB Services	\$ 90.00
Invoice # 1120.053A20 Additional PB Services	\$ 90.00

**Approved for Payment**  
**Motion: Scott Raymond Second Joanne Miano**  
**Vice Chair Stephen Riordan Absent**  
**Motion passed with 9 yes votes.**

**COMPLETENESS REVIEW**

389 Magnolia Ave  
PZ-02-22

**Discussion: Site plan Unreadable. Mr. Statile spoke with design professional for clearer drawing. Put on Schedule for April 7 hearing, Notice sent by applicant to 200 Ft property list**  
**Approved Complete**  
**Motion: Scott Raymond, Second Dan Friedman**  
**4 No votes, Ruocco, Kates, Miano, Alter**  
**5 Yes Votes, Burleson, Friedman, Raymond, Horvath, MacEwen(alt1)**

**DISCUSSION:**

Burgis Associates: Tom Behrens  
Masterplan Review- Masterplans functional roll is to show focus for grant applications. EC Wants to come and discuss the EC Review. Presentation on file Boro Hall  
Community Survey- **Discussion of Survey. Results posted on the website. How is the survey used towards the masterplan? Says what needs attention, 10,000 residents and less than 10% response Meeting dates on calendar are not correct Wendi will investigate and correct. Town meeting for Redevelopment of the industrial area. Property at the end of month. Nylema will discuss with chair offline. Ms. Nabbie stated the annual report is a statutory requirement. Chris Statile putting it together. For years 2017,2018,2019.**

**OPEN SESSION: Opened session to the public 9:46 PM Closed to Public.**

**ADJOURNMENT: Motion: Zoltan Horvath, all in favor of adjournment.**

Next Public Hearing- March 22, 2022 (In Person) 7:30 PM