



380 Hillsdale Avenue  
Hillsdale, New Jersey 07642  
201-666-4800 (main)  
201-497-1552 (direct)

Planning/ Zoning Board  
AGENDA

September 12, 2024

7:30 PM

You can view our meetings LIVE on YouTube by subscribing at youtube.com: @hillsdalenj5879. Link to our YouTube page: [click here](#). Meetings are also televised on Optimum Channel 77 or on FIOS Channel 32.

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 1543 Monday through Friday from 8 AM to 4 PM. In addition, the application documents are available for viewing/download on the Planning/Zoning Board page of the Borough of Hillsdale website at [www.hillsdalenj.org](http://www.hillsdalenj.org), or by appointment at the Hillsdale Borough Hall, 380 Hillsdale Avenue, Hillsdale, NJ 07642. Please silence all cell phones. Please wait to be recognized by the Chairperson during the Public Hearing and the Public Comment part of the meeting. You will need to state your name and town of residence for the record.

**OPEN PUBLIC MEETING STATEMENT**

This meeting is being held in accordance with the Open Public Meetings Act.

The notice of this meeting was published in two newspapers according to law, and time and place of this meeting have been posted in a prominent location in Borough Hall.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL BY DEPUTY 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)**

INVOICES – CSG LAW	
618570	\$1000.00
618571	\$74.00
618572	\$37.00
618773	\$943.50



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618574	\$555.00
<b>TOTAL:</b>	<b>\$2609.50</b>

<b>INVOICES - Christopher P. Statile, P.A.</b>	
2024-21	\$92.50
2024-22	\$515.00
2024-24	\$572.50
2024-26	\$220.00
<b>TOTAL:</b>	<b>\$1400.00</b>

**MEETING MINUTES**

August 8, 2024

**RESOLUTION**

Resolution #2024-17

PZ-01-24

59 Central Avenue; Block 1401 / Lot 10

Jeremy & Ellen Germain

Single Family Home Addition

Building Coverage, Impervious Coverage and Floor Area Ratio

**MAYOR AND COUNCIL REFERRAL**

Resolution 24227 – Amendment to the Patterson Street Redevelopment Plan

**CONTINUED HEARING**

PZ-02-24

Block 1517 / Lot 13; 32 Riverdale Street

Michael and Fran Kanter

Existing Patio, Retaining Walls and Outdoor Kitchen

Impervious Coverage and Patio/Kitchen Setback

**DISCUSSION**

**ADJOURNMENT**

Next Public Hearing - Tuesday, September 24, 2024 7:30pm; Borough Hall Council Chambers