

**HILLSDALE PLANNING/ZONING BOARD
FEBRUARY 10, 2022 AGENDA 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 Thursday, February 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, and by appointment at the Hillsdale Borough Hall, 380 Hillsdale Avenue, Hillsdale, NJ 07642.

PLEDGE OF ALLEGIANCE

ROLL CALL BY SECRETARY

**Present: Chairman Dewey Birleson, Vice Chair Stephen Riordan, Secretary Meredith Kates,
Mayor John Ruocco (7:39), Councilman Zoltan Horvath, Ed Alter, Scott Raymond, Joanne Miano,
Dan Friedman, John MacEwen, Seth Griep
Professionals present: 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)**

Public asked if anyone has any

COMPLETENESS REVIEW:

Block 407 Lot 8
5 Orchard Lane
Variance Application # PZ-01-22
John and Ioanna Moraitis Applicants and owners
Deemed Incomplete

HEARINGS:

PZ-10-21
Block 1105 Lot 4
441 Hillsdale Ave
441 Hillsdale Ave LLC
Chipotle
Minor Site Plan Review
Traffic Report

Approved: 6 yes, 4 Recuse: Mayor Ruocco, VC Stephen Riordan, Dan Friedman, Zoltan Horvath

PZ-05-21
Block 1106 Lot 2
453 Hillsdale Ave
Jersey Mikes
Site Plan with Waiver Application
**Application Withdrawn Via letter dated 2/8/22 from:
Javerbaum Wugaft
Respectfully requests that the application be withdrawn without prejudice at this time.**

DISCUSSION:

Tom Behrens: Burgis Associates
Masterplan
Survey

OPEN SESSION:

**Chris Statile working on the Annual Report of all applications and use variance types
March 10,2022 start in person meetings**

ADJOURNMENT:

Next Public Hearing- February 22, 2022 (Virtual)7:30 PM

