

**HILLSDALE PLANNING/ZONING BOARD
MARCH 22, 2022 - MINUTES FOR PUBLIC HEARING
7:30 P.M.**

OPEN PUBLIC MEETING STATEMENT

This is a meeting of the Hillsdale Planning Board on this 22nd day of March 2022. Notice of the time and place of this meeting has been provided to The Ridgewood News and The Bergen Record; a copy was posted on the bulletin board outside of this meeting room and provided to any interested parties. 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.

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 Burleson, VC Stephen Riordan, Mayor Ruocco, Ed Alter, Scott Raymond, Joann Miano, Dan Friedman, Seth Griep

Professionals: Chris Statile, Marina Stinley, Tom Behrens

Absent: Sec Meredith Kates, Councilman Horvath, John MacEwen

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:

Cleary Giacobbe Alfieri Jacobs, LLC	<u>TOTAL: \$ 4632.60</u>
Invoice # 104122 PB/ZB Matters from 2/22 mtg	\$ 1657.60
Invoice # 104115 Mulholland/Jersey Mikes/Escrow from 2/22 mtg	\$ 0.00
Invoice # 105189 New Concepts for Living/33 Ruckman	\$ 525.00
Invoice# 105190 Planning Bd/Zoning Matters	\$ 2082.50
Invoice # 105191 441 Hillsdale Ave/Chipotle	\$ 367.50

**Motion: Ed Alter Second: Scott Raymond
Passed 7 yes votes**

RESOLUTIONS: Adoption

Resolution appointing Chairperson Dewey Burleson # 2022-2

Motion: Stephen Riordan Second: Ed Alter

8 For, 0 Against, 1 Abstain

Resolution appointing Vice Chairperson Stephen Riordan # 2022-3

Motion: Stephen Riordan Second: Ed Alter

8 For, 0 Against, 1 Abstain

Resolution appointing Board Secretary Meredith Kates # 2022-4

Motion: Stephen Riordan Second: Ed Alter

8 For, 0 Against, 1 Abstain

Resolution appointing Deputy Secretary Wendi Seelin # 2022-5

Motion: Ed Alter Second: Joanne Miano

7 For, 0 Against, 1 Abstain

Resolution appointing Cleary Giacobbe Alfieri Jacobs LLC # 2022-6

Motion: Scott Raymond Second: Mayor Ruocco

7 For, 0 Against, 1 Abstain

Cleary Giacobbe Hire agreement

Resolution appointing Christopher Statile/Statile Associates # 2022-7

Motion: Scott Raymond Second: Mayor Ruocco

7 For, 0 Against, 1 Abstain

Statile Associates Hire Agreement

Resolution appointing Burgis Associates # 2022-8

Motion: Scott Raymond Second: Mayor Ruocco

7 For, 0 Against, 1 Abstain

Burgis Associates Hire Agreement.

HEARINGS:

PZ-11-21

Block 2004 lot 3

33 Ruckman Road

New Concepts for Living

Bulk Variance

Review of updated plans with regards to Impervious Coverage, front, side and rear setbacks.

Motion: Mayor Ruocco Second: Scott Raymond

Passed with 7 yes votes

Councilman Horvath and Sec Kates absent.

Mr. Raymond approved with trees

Discussion:

Council Resolution # 22-05- Pulled from agenda

OPEN SESSION:

Nancy Thompson 40 Roston Ct Thank you for agreeing to fence. Will trees stay with the fence? Will leave any trees that they can, some may have to come down. Not sure how many will come down. Will replace some. Is there a reason why you did not put a garage? We had the portico but we don't have room on the inside due to the needs of the residents. When the facility is up and running. What is the process if there are issues? You would approach the builder and the planning board engineer.

Noreen Gillen 23 Ruckman south side. Is there a dumpster or Garbage can? Will be garbage cans. Facility does not go through a lot of garbage. How many people on staff overnight? 2-3 staff at all times. Each bedroom has an emergency door for exit from rooms. Robert Gillen 23 Ruckman Rd. This is a place of Business. It's not a single-family dwelling. If they build there, they are breaking the R2 Zoning. This is an approved use for all zoning districts in Hillsdale per PB Attorney. Trees will come down but be replaced they are willing to work with the EC and Neighbors. Either on pavers or coverage. Major expense on behalf of applicant.

**April 7th Eng 389 Magnolia Hearing balance on master plan
4/26 dedicated to Masterplan**

ADJOURNMENT: Motion: Mayor Ruocco All in favor

Next Public Hearing- April 7, 2022 (In Person)7:30 PM
Council Chambers Borough Hall