

**HILLSDALE PLANNING/ZONING BOARD
APRIL 26, 2022 - MINUTES FOR PUBLIC HEARING
7:30 P.M.**

OPEN PUBLIC MEETING STATEMENT

This is a meeting of the Hillsdale Planning Board on Tuesday the 26th day of April 2022, which is being held in compliance with the provisions of the Open Public Meetings Act and associated regulations. 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 the Borough website; was made available in Borough Hall and provided to any interested parties. A copy of the agenda for this meeting was made available for review on the Borough's website near the posting of the meeting notice and in Borough Hall.

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 are 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: Dewey Burleson, Stephen Riordan, Meredith Kates, Mayor Ruocco, Councilman Zoltan Horvath, Ed Alter, Scott Raymond, Joanne Miano, Dan Friedman, John MacEwen
Professionals: Chris Statile, Marina Stinely, Tom Behrens
Absent: Seth Greip**

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 Public Present

INVOICES:

<u>CLEARY GIACOBBE ALFIERI JACOBS LLC:</u>	<u>Total: \$ 1505.00</u>
Invoice # 105318	\$ 1295.00
Invoice # 105319	\$ 210.00

**Motion: Ed Alter Second: Mayor Ruocco
Passed Unanimously**

RESOLUTIONS:

New Concepts in Living
33 Ruckman Rd
Case # PZ-11-21

Resolution # 2022-12

**Motion: Scott Raymond Second: Mayor Ruocco
Approved Unanimously
Abstain: Meredith Kates, Zoltan Horvath**

COMPLETENESS REVIEW:

Edward Rilli
363 Wierimus Rd
Case# PZ-04-2022
Bulk “C” Variances

**Motion: Meredith Kates Second: Dan Friedman
Approved Unanimously
VC Recommended notifying the Highway due to parkway
Scheduled for a May 24 for Hearing**

HEARING

Eng
389 Magnolia Ave
Case # PZ-02-2022
Variance

**Professional Sworn In: Short discussion on plans with regards to setback, porch size.
Motion: Ed Alter Second: Scott Raymond
Unanimously Approved**

MASTER PLAN DISCUSSION:

Burgis Associates- Master Plan Discussion
Tom Behrens reviewed the preliminary copy of the Masterplan.
Documentation at Borough Hall
Some items for review: 4ft to 6 ft fences ordinance
Walking Path’s access to all
Biking Path- Give town leverage for grants
Trail by Reservoir
Suez property for Conservation plan and recreation plan
3 independent areas: Downtown, Historical, ShopRite/Kings, Industrial Zone
Circulation element to be updated
Possible New Municipal Bldg.
Demarest Farm designated what can grow- Governed by county

Policy Statement
Re-Exam- Form of recommendations
Boundaries for downtown
Does Consider mean implement or goal?
Update policy statement 2022- Strengthen graphics
Shed Setbacks

OPEN SESSION:

No one present

ADJOURNMENT: Motion: Councilman Horvath Second Mayor Ruocco

All in favor

Next Public Hearing- May 12, 2022 (In Person) 7:30 PM
Council Chambers Borough Hall