

**MINUTES OF THE DECEMBER 8, 2022
HILLSDALE PLANNING/ZONING BOARD MEETING
BOROUGH OF HILLSDALE, NJ**

MEMBERS PRESENT: Chairman D. Burleson, Vice Chairman S. Riordan, Secretary M. Kates, E. Alter , D. Friedman, J. Miano, S. Raymond, Mayor J. Ruocco, Council Liaison Z. Horvath

MEMBERS ABSENT: J. MacEwen, S. Griep

EMPLOYEES PRESENT: N. Nabbie, Esq., Board Attorney
C. Statile, P.E., Board Engineer
Deputy Secretary N. Rowe

Chairman Burleson called the meeting to order at approximately 7:37 pm. Secretary Kates recited the Open Public Meeting Statement and Pledge of Allegiance.

OPEN TO PUBLIC (for matters not on the Agenda):

The meeting was opened to the public. No residents wished to speak; therefore, the meeting was closed to the public.

MEETING MINUTES:

A motion was made by Secretary Kates and seconded by Mr. Raymond to approve the minutes of November 7th, 2022. The board was polled and the motion passed.

A motion was made by Mayor Ruocco and seconded by Secretary Kates to approve the minutes of November 22nd, 2022. Comments provided Mayor Ruocco were noted as edits acceptable to the board. The board was polled and the motion passed.

INVOICES:

Deputy Secretary Rowe explained that invoices noted with an asterisk are the result of a review of outstanding/unpaid invoices that is performed at the time of escrow replenishment or escrow reconciliation.

A motion was made by Mr. Raymond and seconded by Secretary Kates to approve the invoices for Burgis Associates. The Board was polled and the motion passed.

A motion was made by Mr. Raymond and seconded by Secretary Kates to approve the invoices for Statile Associates. The board questioned the invoice 2022-80 and Mr. Statile noted that it is not for Planning Board services. A second motion was made by Chairman Burleson and seconded by Mr. Friedman to approve the invoices with the adjusted total of \$3470.00. The Board was polled and the motion passed.

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Chairman Burleson commented that it is imperative to pay the professionals in a timely manner and asked that Councilman Zorvath relay this to the Borough Council. Mr. Zorvath agreed to do so.

COMPLETENESS REVIEW

**Block 1007, Lot 6, 42 Parkview Dr
Variance Application - Pool
Applicant: Padovan**

Mr. Statile provided a summary of the application and the completeness review. The board asked questions regarding the review. A motion to deem the application complete was made by Mr. Raymond and seconded by Vice Chairman Riordan. The board was polled and the motion passed. Councilman Horvath recused himself from the vote. The hearing date is scheduled for January 24, 2023

**Block 1210, Lots 10 & 11, Block 1211, Lots 1 & 2
60-77 Brookside Place & 131-143 Patterson Street
Major Site Plan Application
Applicant & Owner: Patterson Street Urban Renewal**

Mr. Raymond recused himself.

Mr. Statile provided a summary of the application and the completeness review. A follow up report will be provided by Mr. Statile in advance of the hearing. The board had comments and questions regarding the current review, potential changes to the application and the impact to the current completeness review before the board. Ms. Nabbie, the Board Attorney asked the applicant's attorney to provide his understanding regarding the application. The applicant's attorney, Mr. Tuvel stated that potential substantial changes would require extensions and potentially amended applications and plans. The application and potential variances are required to comply with the redevelopment plan and agreement.

Ms. Nabbie stated that a memo will be provided to the Board prior to the next meeting outlining the Board's role and ability are concerning this application.

A motion to deem the application complete was made by Chairman Riordan and seconded by Mr. Alter. The board was polled and the motion passed. Mr. Horvath and Mr. Ruocco abstained from the vote. The hearing date is scheduled for January 24, 2023.

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DISCUSSION:

Mr. Raymond rejoined the meeting.

RFQ for Professionals

The Request For Qualifications (RFQ) for professional contract positions for 2023 have been posted on the Borough website and published in the Bergen Record on 12/6/22. The deadline for proposal submission is 10:00 am on Tuesday, December 20, 2022.

2023 Planning Board Calendar

The proposed 2023 Planning Board meeting calendar was reviewed by the board members. The board members suggested some alternate dates. A motion was made by Councilman Horvath and seconded by Vice Chairman Riordan to the adopt the below 2023 meeting dates. The board was polled and the motion passed.

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Month	2023 Adopted Dates
Jan	5th (Thu) – Reorganization meeting 1/24/23 (Tues)
Feb	2/9/23 Thu 2/28/23 Tue
Mar	3/9/23 Thu 3/28/23 Tue
Apr	4/13/23 Thu 4/25/23 Tue
May	5/11/23 Thu 5/23/23 Tue
Jun	6/8/23 Thu 6/27/23 Tue
Jul	7/13/23 Thu 7/25/23 Tue
Aug	8/10/23 Thu 8/22/23 Tue
Sep	9/14/23 Thu 9/26/23 Tue
Oct	10/12/23 Thu 10/24/23 Tue
Nov	11/9/23 Thu 11/28/23 Tue
Dec	12/4/23 Mon 12/19/23 Tue

OPEN SESSION:

There being no further comment, the meeting was closed to the public.

ADJOURNMENT:

With no further discussion, the meeting was adjourned at 8:35 pm.