



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

Planning/ Zoning Board

MINUTES

April 25, 2023

7:30 PM

**MEMBERS PRESENT:** Chairman S. Riordan, Secretary S. Raymond, D. Friedman, S. Griep, J. MacEwen, L. Thoms, Mayor J. Ruocco

**MEMBERS ABSENT:** Vice Chair M. Kates, E. Alter, Council Liaison John Escobar, A. Berliner

**EMPLOYEES PRESENT:** M. Stinely, Board Attorney  
C. Statile, P.E., Board Engineer  
Deputy Secretary N. Rowe

Chairman Riordan called the meeting to order at approximately 7:33 pm. Deputy Secretary Natalie Rowe recited the Open Public Meeting Statement and Pledge of Allegiance.

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

The meeting was then opened to the public for matters not on the agenda. As no one wished to speak, the meeting was closed to the public.

**RESOLUTIONS**

2023-02 Appointment of Planning Board Planner

Chairman Riordan called for a voice vote to adopt this resolution for the appointment of the Planning Board Planner. The Board unanimously approved the resolution.

2023-04 Appointment of Planning Board Deputy Secretary

Chairman Riordan called for a voice vote to adopt this resolution for the appointment of the Planning Deputy Secretary. The Board unanimously approved the resolution.

PZ-11-22 Block 1706 Lot 23

39 Hopkins Street  
Resolution 2023-10  
Buesser (Generator)

A motion to approve resolution 2023 was made by Secretary Raymond and seconded by Dan Friedman. The Board was polled and the motion passed.



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PZ-01-23      Block 1604      Lot 6

5 Howell Ave

Resolution 2023-11

Bell (Front Yard Setback)

A motion to approve resolution 2023-11 was made by Secretary Raymond and seconded by Mayor Ruocco. The Board was polled and the motion passed.

PZ-09-22      Block 1007      Lot 6

42 Parkview Drive

Resolution 2023-06

Padovan (Bulk variance)

A motion to approve resolution 2023-06 was made by Secretary Raymond and seconded by Seth Griep. The Board was polled and the motion passed.

PZ-10-22      Blocks 1210 & 1211      Lots 1 & 2

131-145 Patterson Street and 60-77 Brookside Place

Resolution 2023-09

Patterson Street Urban Renewal LLC

Site Plan

The adoption of this resolution is adjourned to May 11<sup>th</sup> per the applicant's request.

### **INVOICES**

A motion to approve invoices for Bugis Associates for \$852.50 was made by Secretary Raymond and seconded by John MacEwen. The board was polled and the motion passed.

A motion to approve invoices for Cleary Giacobbe Alfieri Jacob, LLC for \$6177.50 was made by Mayor Ruocco and seconded by Dan Friedman. The board was polled and the motion passed.

A motion to approve invoices for C.P. Statile Associates for \$1426.75 was made by Mayor Ruocco and seconded by Secretary Raymond. The board was polled and the motion passed.

### **MEETING MINUTES**

March 28, 2023



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A motion to approve the minutes of 3/28/23 was made by Seth Griep and seconded by John MacEwen. The board was polled and the motion passed.

### **OPEN SESSION**

Planning Board Application review.

The Board reviewed an edited version of the PB Application which includes updates regarding the addition of email addresses and an update to Variance Checklist item #5 specifying that a current property survey must be dated within the last 5 years.

The Board provided additional comments and suggestions regarding the modifications to the Planning Board application. Comments included:

- Page 1 - #2: Add a line for email address of applicant.
- Page 5 - #17: Add a request to include the date of prior variance if known.
- Page 9 - #9: Waiver's requested from application requirements is currently included on the application. No other changes needed.
- Page 7 Move PB details/grid to the first page of the application.
- Add language to state that only the applicant or applicant's attorney can address the PB regarding the application. Other professionals will be called as needed.
- Add Case # to the footer.
- The PB attorney suggested that applicants provide their own court stenographers for some applications.

Mr. Statile's office will review and provide an updated version to the Board.

### **ADJOURNMENT:**

Next Public Hearing- Thursday, May 11th, 2023 7:30pm; Borough Hall Council Chambers