

**MINUTES OF THE AUGUST 23, 2022
HILLSDALE PLANNING/ZONING BOARD MEETING
BOROUGH OF HILLSDALE, NJ**

MEMBERS PRESENT: Mayor J. Ruocco, Chairman D. Burleson, Secretary M. Kates, E. Alter, J. Miano, D. Friedman, J. MacEwen, S. Griep,
MEMBERS ABSENT: Council Liaison Z. Horvath, Vice Chairman S. Riordan, S. Raymond,
EMPLOYEES PRESENT: M. Stinley, Esq., Board Attorney
C. Statile, P.E., Board Engineer
T. Behrens, Board Planner
Deputy Secretary N. Rowe

Chairman Burleson called the meeting to order at approximately 7:35 pm. Deputy Secretary Rowe recited the Open Public Meeting Statement and Pledge of Allegiance.

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

Resident K. Wolckenhauer, 19 Hopkins St Hillsdale asked about the redevelopment plan and expressed concern regarding the lack of retention ponds on the plan. Chairman Burleson stated that the plan has not yet come to the planning/zoning board for approval. Ms. Miano suggested that Mr. Wolckenhauer check the Borough website for future meetings regarding the plan. Mr. Wolckenhauer asked about funding for his property regarding concerns with flooding. Mayor Ruocco informed him that funding for homeowner elevation may be available via FEMA and questions surrounding this should be addressed to the town council.

No other residents one wished to speak; therefore, the meeting was closed to the public.

RESOLUTIONS:

Appointment of Deputy Secretary

A motion was made by Mr. Alter and seconded by Ms. Miano to approve the Resolution to appoint Natalie Rowe as the Deputy Secretary to the Planning/Zoning Board. The Board was polled and the motion passed.

A motion was made by Ms. Miano and seconded by Mr. Alter to memorialize the Resolution to appoint Natalie Rowe as the Deputy Secretary to the Planning/Zoning Board. The Board was polled and the motion passed.

PZ-06-22: Block 105, Lot 4; 79 Melville Road; Nair/Russo

Revised plans are to be reviewed by the Board. This resolution will be carried to September 8th, 2022.

MEETING MINUTES:

A motion was made by Mr. Griep and seconded by Secretary Kates to approve the minutes of August 11th, 2022. The Board was polled and the motion passed.

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INVOICES:

A motion was made by Mayor Ruocco and seconded by Mr. Alter to approve the invoices for Cleary, Giacobbe, Alfieri Jacobs, LLC. The Board was polled and the motion passed.

A motion was made by Mr. Alter and seconded by Ms. Miano to approve the invoices for Statile Associates. The Board was polled and the motion passed.

COMPLETNESS:

PZ-01-22: Block 407, Lot 8, 5 Orchard Lane; Moraitis (Bulk Variances)

Mr. Statile outlined the application. The Board asked questions regarding the submitted survey. A motion was made by Ms. Miano and seconded by Mr. Friedman. The Board was polled and the motion passed. The hearing for this application is scheduled for September 8th, 2022.

PZ-07-22:Block 1307, Lot 3; 110 Lawrence Street; Boss (Bulk Variance - Fence)

Mr. Statile outlined the application. The Board asked questions regarding any conflicts of interest but no conflict exists. The motion was made by Mr. Friedman and seconded by Ms. Miano. The Board was polled and the motion passed. The hearing for this application is schedule for September 27th, 2022.

HEARING:

PZ-05-22:Block 607 Lot 17; 271 Pascack Rd; Minor Subdivision w/variance

Chairman Burleson outlined the application as it was carried from the meeting of June 28th. Mr. Friedman and Ms. Miano excused themselves as they are not eligible to vote on the motion. Mr. Statile was sworn in.

The applicant's attorney, provided testimony that recent communication via email was received from the police department and the fire chief had a conversation with Mr. Statile and representatives from each organization do not have any concerns regarding the proposed plan.

Mr. Peter G. Steck, Community Planning Consultant, was previously sworn in and gave testimony regarding the size of a dwelling that could be constructed on the unsubdivided property without any variances or any approvals from the Hillsdale Planning Board or Board of Adjustment.

The Board asked questions regarding flag lots, the accessibility to the rear structure based on a single driveway, utility easements and the anticipated size of the proposed dwelling.

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A motion was made by Mayor Ruocco and seconded by Mr. Alter. Ms. Stinely confirmed that Board members who were not present at the previous meeting are certified to vote. The Board was polled and the motion passed with the below three (3) conditions:

1. A limit of a 4500 square foot home is allowed on each lot.
2. Lot 17 will have a separate driveway.
3. No further subdivisions will be permitted on either lot.

DISCUSSION:

No additional topics were introduced for discussion.

OPEN SESSION:

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

ADJOURNMENT:

With no further discussion, the meeting was adjourned at 9:17 pm.