

MINUTES OF THE SEPTEMBER 27<sup>TH</sup>, 2022  
HILLSDALE PLANNING /ZONING BOARD MEETING  
BOROUGH OF HILLSDALE, NJ

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MEMBERS PRESENT: Council Liaison Z. Horvath, Chairman D. Burleson, Vice Chairman S. Riordan,  
D. Friedman, S. Griep, J. MacEwen, J. Miano, S. Raymond.

MEMBERS ABSENT: Mayor J. Ruocco, Secretary M. Kates, E. Alter

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 7:33 pm. Deputy Secretary Rowe 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.

**RESOLUTIONS:**

**PZ-05-22: Block 605, Lot 17; 271 Pascack Road/Roger Gross**

A motion was made by Mr. MacEwen and seconded by Mr. Griep. The board members eligible to vote were polled and the motion passed.

**MEETING MINUTES:**

A motion was made by Mr. Raymond and seconded by Vice Chair Riordan to approve the minutes of September 8<sup>th</sup>, 2022. The Board was polled and the motion passed.

**INVOICES:** A motion was made by Mr. Raymond and seconded by Vice Chair Riordan to approve the invoices for Statile Associates. The Board was polled and the motion passed.

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

MINUTES OF THE SEPTEMBER 27<sup>TH</sup>, 2022  
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COMPLETENESS:

PZ-08-22: Block 1210, Lot 6/7, 100 Prospect Place & 560 Piermont Rd/ Westwood Banana

Mr. Statile stated that the application is incomplete. The completeness review will be carried to the October 13<sup>th</sup> 2022 meeting.

HEARING:

PZ-03-22: Block 404, Lot 1: 34 Fairhaven Drive/Rossillo

The hearing will be carried to the October 13<sup>th</sup> 2022 meeting as the applicant is preparing a landscaping plan for the Board's review.

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

The hearing will be carried to the October 13<sup>th</sup> 2022 meeting as the Public Notice was deemed deficient.

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

Attorney Stinely swore in the professionals.

Mr. Francis, the applicant's attorney, presented a summary of the variances. Mr. Joseph Donato, the architect, presented the plan presented revised as of 8/17/22. The lot is a non-conforming, undersized lot. Board members asked questions regarding the variances requested, the impervious coverage, runoff, impact of the shed relocation to neighboring properties and the addition of the 1 story garage. Vice Chair Riordan asked if there is any future intention to add an additional level. The applicant stated there is not.

A motion was made by Councilman Horvath and seconded by Mr. Friedman to approve the application. The application was approved with the condition that impervious coverage be kept at or below 30%.

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**DISCUSSION:**

**Environmental Resource Inventory (ERI)**

Mr. Behrens reviewed the two approaches that the Land Use law allows for to implement the ERI discussed at the prior meeting.

1. Amend the existing conservation plan element with the ERI. Amendments may require narrative support.
2. Adopt the ERI as a separate element or appendix to the Master Plan. Per Mr. Behrens this would be the most efficient option.

Both options are considered components of the Master Plan.

Per Mr. Behrens, it is commonly documented as a separate element. It is an index of resources and does not contain goals and objectives and is not considered a policy document.

The hearing for the ERI vote is scheduled for October 13<sup>th</sup>, 2022. The Board attorney will publish the public notice and prepare the resolution.

Mr. Behrens and the Board attorney will coordinate the submission of the ERI to the county and state of NJ.

**OPEN SESSION:**

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

**ADJOURNMENT:**

With no further discussion, the meeting was adjourned at 8:30 pm.