

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

MEMBERS PRESENT: Mayor J. Ruocco, Chairman D. Burleson, Vice Chairman S. Riordan, Secretary M. Kates, E. Alter, D. Friedman, , S. Griep, J. MacEwen, S. Raymond,

MEMBERS ABSENT: Council Liaison Z. Horvath, J. Miano

EMPLOYEES PRESENT: N. Nabbie, 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. 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.

RESOLUTIONS:

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

This resolution was carried from the August 23, 2022 meeting. Updated architectural drawings were provided to the board.

A motion was made by Vice Chairman Riordan and seconded by Mr. Friedman. The resolution was amended on the floor and adopted. The Board was polled and the motion passed.

MEETING MINUTES:

A motion was made by Secretary Kates and seconded by Mr. Alter to approve the minutes of August 23rd, 2022. The Board was polled and the motion passed.

INVOICES:

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

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COMPLETENESS:

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

Mr. Statile outlined the Site Plan application for a one story building on an existing lot. Mr. Statile cited deficiencies which were sent to the applicant attorney. Board members asked question regarding the submitted application. The Board was polled and the application was deemed incomplete. The review will be carried to the September 27th meeting.

HEARING:

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

Attorney Nabbie swore in the professionals.

Mr. Statile updated the Board. The hearing is being carried to September 27th as the applicant is preparing a landscaping plan for the Board's review. Attorney Nabbie stated that she spoke with the applicant and the statutory timeframe has been waived.

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

Attorney Nabbie 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; however, it did not match the plan submitted to the Board. A brief recess ensued to review the materials. The hearing was carried to September 27th with the anticipation that revised plans with a raised sealed would be submitted to the board within 10 days of the next review.

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DISCUSSION:

Environmental Resource Inventory (ERI)

Chairman Burleson introduced the topic. Mr. Behrens outlined the two approaches that the Land Use law allows for to implement the ERI.

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.

The Board members asked questions regarding the amendment process for each option. Mr. Behrens recommended implementing it as a separate document since the Environmental Commission expects to review it on an annual basis allowing for future modifications to be more easily adopted.

Mr. Behrens stated that either approach can be implemented and easily changed if needed.

Attorney Nabbie is going to review the document and add the topic as an agenda item for a future meeting.

Meeting Housekeeping Items

Chairman Burleson reminded the Board professionals to submit materials a minimum 2 days prior to the meeting. The Deputy Secretary reviewed the suggested submission deadlines for meeting materials going forward in order to meet the 48 hour posting timeframe.

The tentative agenda will be emailed to the Board one week in advance.

Standing Meeting	Submission Deadline
<i>Tuesday meetings</i>	<i>Prior Thursday at 12 noon.</i>
<i>Thursday meetings</i>	<i>Prior Tuesday at 12 noon.</i>

Absences should be communicated to the Chairman and the Deputy Secretary via email.

OPEN SESSION:

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

ADJOURNMENT:

With no further discussion, the meeting was adjourned at 8:45 pm.