

**MINUTES OF THE APRIL 27, 2021 PLANNING BOARD MEETING (VIRTUAL)  
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E. Lichtstein, E. Alter, M. Kates, S. Riordan, J Miano  
Chairman, D. Burleson, D. Friedman, Mayor J. Ruocco,  
M. DiPisa, S. Raymond, Zoltan Horvath

MEMBERS ABSENT:

EMPLOYEES PRESENT: **N. Nabbie, Board Attorney**  
C. Statile, P.E., Board Engineer  
R. Hamman, Deputy Secretary

Secretary Kates called the meeting to order at approximately 7:30pm. Secretary Kates recited the Open Public Meetings Statement and Pledge of Allegiance.

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

Meeting was open to the public. As no one wished to speak, the meeting was closed to the public.

RESOLUTION

PZ-01-21, Block 1909, Lot 5  
Lawrence Freedberg/Amanda Miller  
46 Hillsdale Ave

A motion was made by Dr. Lichtstein and seconded by Ms. Miano. The Board was polled and the motion passed. The Resolution was adopted

COMPLETENESS REVIEW

PZ-04-21, 1405, Lot 1  
Sergey Dvoynos  
178 Magnolia  
*Variance Application*

Mr. Statile outlined the application and stated that the application could be deemed complete. A question was asked if the Planner should be involved with this hearing. The Board was polled and

decided that the planner was needed for this hearing. A motion to schedule the hearing was made by Scott Raymond and seconded by Mr. Alter. The application was set with a hearing date of May 13, 2021 at 7:30 p.m.. The Mayor, Council Liaison Horvath and Vice Chair Riordan are recused from this hearing.

PZ-05-21, BLOCK 1106, LOTS 1 & 2

William Mulholland: WLM Associates LLC (Jersey Mike's)

453 Hillsdale Ave

*Site Plan with waiver and FAR*

Mr. Statile outlined the application and stated that the application could be deemed complete. A discussion took place regarding a traffic study. It was determined that the Planning Board could request their own traffic study if the applicant did not provide one. Mr. Statile made a comment that since the property is on a County Rd, he was interested to get the opinion of the Bergen County Planning Board. Mr. Statile provided the four deficiencies. Survey source from the architect, Landscaping, Topographical Survey, Photographs of the Site. Some Board members also asked for photographs of signage as well. Mr. Statile will ask the applicant for the deficiencies. Mr. Behrens will be present at this hearing. A question was asked regarding the apartment above the site and how that would affect parking. A motion was made by Ms. Kates and seconded by Mr. Raymond that the application would be deemed complete with the conditions that photographs of the exterior and proposed signage would be provide for the hearing. The application was set with the hearing date of May 25, 2021 at 7:30. The Mayor and Council Liaison Horvath are recused from this hearing.

With no further discussion, the meeting was adjourned at approximately 8:10 PM