

**MINUTES OF THE AUGUST 24, 2021 PLANNING BOARD MEETING (VIRTUAL)
BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT: S. Raymond, M. DiPisa,

EMPLOYEES PRESENT: Nylema Nabbie
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):

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

STATEMENT BY BOARD ATTORNEY

PZ-06-21 Block 2303, Lot 1, 47 Kent Road. Matthew DeFelice. Hearing is adjourned. The Hearing will be carried until September 9, 2021.

PZ-05-21 Block 1106, Lot 2, 453 Hillside Ave. W Mulholland (Jersey Mike's).
Hearing is adjourned. The Hearing will be carried until September 28, 2021 at 7:30 p.m.

INVOICES

A motion was made by Vice Chair Riordan and seconded by Ms. Miano to approve invoices from Cleary Giacobbe Alfieri Jacobs, LLC. The Board was polled and the motion passed.

A motion was made by Dr. Lichtstein and seconded by Mayor Ruocco to approve an invoice from C.P. Statile, P.A. The Board was polled and the motion passed.

A motion was made by Dr. Lichtstein and seconded by Mr. Alter to approve invoices from Burgis Associates. The Board was polled and the motion passed.

RESOLUTIONS

PZ-02-01

Block 407, Lot 5

Vartan Sayegh/Linda Leuffgen

27 Orchard

A motion was made by Vice Chair Riordan and seconded by Secretary Kates. The Board was polled and the motion passed.

Council noted that this Resolution was voted on in during a prior meeting. There was an issue regarding the seepage pit and the Resolution was amended.

PZ-03-21

Justin White

Block, 501, Lot 2

934 Hillsdale Ave

Council stated that this applicant's Escrow was deficient. The Resolution will not be adopted. The Resolution will be carried until September 9, 2021.

COMPLETENESS REVIEW

PZ-07-21

Spiro Athanasatos

Block 501, Lot 13

55 Apple Tree Lane

Bulk (c) variance

Covered front porch

Garage 2ft addition

Main Level Pantry

Master Bedroom walk-in closet

Second level balcony addition

Mr. Statile outlined the application and stated the application could be deemed complete.

A motion to schedule a hearing was made by Mr. Alter and seconded by Secretary Kates. The Board was polled and the motion passed. The hearing is scheduled for September 28, 2021.

PZ-08-21
Block 1104, Lot 5
1 HWW, LLC
416-432 Hillsdale Ave
Major Site Plan with Use and Bulk Variances

Mr. Statile outlined the application. He stated that the applicant had some minor deficiencies and asked that the Completeness Review be deemed incomplete in order for the applicant to make the changes necessary. A motion was made by Vice Chair Riordan and seconded by Mr. Alter to deem the application incomplete. The Completeness Review will be scheduled for Sept 9, 2021.

The Chairman stated that the September 9 meeting would be a working meeting to discuss process and procedures. In addition, information regarding the approach to the Master Plan would also be discussed.

A statement was made that the Planning Board would continue to meet virtually until further notice.

A question was asked regarding the Master Plan and the discussion.

A question was asked regarding the meetings remaining virtual.

With no further discussion, the meeting was adjourned at approximately 8:20 PM.

Respectfully submitted by Robin Hamman -Deputy Planning Board Secretary.