

**MINUTES OF THE JANUARY 14, 2021 PLANNING BOARD MEETING (VIRTUAL)  
BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT: None

EMPLOYEES PRESENT: N. Nabbie, Esq., Board Attorney  
C. Statile, P.E., Board Engineer  
T. Behrens, Board Planner  
R. Hamman, Deputy Secretary

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

**BCUW/MADELINE HOUSING PROJECT ANNOUNCEMENT**

Applicant filed a Motion for Reconsideration and was scheduled to appear tonight. Ms. Nabbie stated that Notice published by Council for the applicant was posted incorrectly. Notice listed Go-to-Meeting instead of Zoom.

BCUW will not appear tonight. They will appear on January 26, 2021 meeting starting at 7:30 p.m. New notice will be going out to the property owners listing the Zoom platform.

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

Meeting was open to the public. Resident Adam Hampton thanked the Chairman for the comments he made regarding community involvement through electronic meetings such as Zoom and Go to Meeting. The technology gives the public the access and opportunity to participate in local government. Council Liaison Horvath stated that doing one meeting televised and one meeting live down the road might be considered to encompass those who might be homebound. The meeting was closed to the public.

**APPROVAL OF MINUTES**

A motion was made by Mr. Alter and seconded by Mr. Riordan to approve the minutes of December 10. The Board was polled and the motion passed.

**ELECTION OF CHAIRPERSON**

Mr. Burleson was elected as 2021 Planning Board Chairperson.

**ELECTION OF VICE CHAIRPERSON**

Mr. Riordan was nominated and elected 2021 Planning Board Vice Chairperson.

**ELECTION OF SECRETARY**

Ms. Kates was elected Secretary to the Planning Board 2021.

## RESOLUTIONS

PZ-05-20 Block 1102, Lots 2&3  
Bank of America, 84 Park Ave

Before the motion was made, Ms. Nabbie asked Mr. Statile a question regarding the Resolution. It was decided that the discussion would be concluded offline.

The motion for the resolution was made by Council Liaison Horvath and seconded by Mayor Ruocco. The Board was polled and the motion passed.

## DISCUSSIONS

### COUNCIL LIAISON REPORT TO THE BOARD.

Council Liaison Horvath stated that the Council decided to vote against the veto of the Redevelopment Center specifically taking out the overdevelopment clauses that were included. Other issues for this year are the Senior Center and rehabilitation of the Train Station, Police Booth and other items.

### CLOSED SESSION

The Board went into closed session to discuss Personnel issues regarding the submission of the RFQ's for the Professionals on the Board.

The Board returned from closed session.

Ms. Nabbie made a statement that the Board resumed 9:53 p.m. Board returned from closed session. No formal action was taken by the Board during closed session.

### APPOINTMENT OF DEPUTY SECRETARY

Robin Hamman was appointed Deputy Secretary to the Planning Board 2021.

### APPOINTMENT OF BOARD ATTORNEY

Nylema Nabbie, Esq, was appointed Board Attorney for 2021.

### APPOINTMENT OF BOARD ENGINEER

Christopher P. Statile, P.E., was appointed Board Engineer for 2021.

### APPOINTMENT OF BOARD PLANNER

Tom Behrens, was appointed Board Planner for 2021.

Ms. Nabbie suggested training sessions for Board members regarding developments in case law and other issues.

Meeting was opened to the public.

With no further discussion, the meeting was adjourned at approximately 10:20 p.m.

Respectfully Submitted,

Robin Hamman  
Deputy Planning Board Secretary  
Borough of Hillsdale