

**MINUTES OF THE JUNE 22, 2021 PLANNING BOARD MEETING (VIRTUAL)  
BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT: M. DiPisa, S. Raymond

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):

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

RESOLUTIONS

PZ-02-21, Block 407, Lot 5

Vartan Sayegh and Linda Leuffgen

27 Orchard

A motion was made by Dr. Lichtstein and seconded by Mr. Riordan. The Board was polled and the motion passed.

The Mayor and Council Liaison were recused from the vote.

PZ-06-20, Block 2004, Lot 1 & 2.01

Donald Oriolo

23 Ruckman

A comment was made that the detached garage that was supposed to be removed is still standing. A statement was made that the garage must come down before the Certificate of Occupancy is issued.

One of the applicants, Mr. Francese made a comment about the sale of his property would not take place until after the garage is taken down.

The Board attorney referred to the Resolution regarding the condition regarding the garage.

The Borough Engineer will email he DCA that the building is now a hazard.

A motion was made by Dr. Lichtstein to amend the resolution to state the garage must come down prior to issuance of a construction permit on Lot 2.03. The motion was seconded by Ms. Miano. The Board was polled and the motion passed. The Board was polled and the motion passed.

A question was asked why the Borough is not allowing live meetings until September while other towns have resumed live meetings.

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

With no further discussion, the meeting was adjourned at approximately 7:55 PM

Respectfully submitted by Robin Hamman -Deputy Planning Board Secretary.