

**MINUTES OF THE MARCH 11, 2021 PLANNING BOARD MEETING (VIRTUAL)
BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT: None

EMPLOYEES PRESENT: **Jack Denan, representing 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. There being none, the meeting was closed to the public.

APPROVAL OF INVOICES

A motion was made by Zoltan Horvath and seconded by Ed Alter to approve invoices for Burgis Associates.

PUBLIC HEARING:

MINOR SUBDIVISION CLASSIFICATION AND CONSIDERATION:

PZ-06-20, Block 2004, Lot 1 & 2.01
Oriolo, 23 Ruckman Rd & 100 Piermont Ave

Mr. Francese, owner of Block 2204 Lot 1 was present. The Board asked him to present his case. Mr. Francese stated that the properties in question were a subdivision of 2 lots, variance free, because of a subdivision that occurred in 1974.

Borough Engineer provided information on how lots were reconfigured into 3 lots. 2.01 and lot 1 were subdivided into Lots 2.01, 2.03 and 1.01. Two of the lots are compliant. Lot 1.01 has an existing single-family dwelling with pre-existing non-compliant setbacks. Applicant provided plans for development on lot 2.03. Applicant requires Bergen County Planning Board Waiver.

Five Items needed to be taken care of. Board's duty has three duties:

- Approve as is
- Approve with conditions
- Reclassify as a Major Subdivision and deny

Under Ordinance for a Minor Subdivision, there is no need for a hearing or public advertisement.

Applicant still has to submit a soil permit through Bergen County Soil Conservation.

Counsel states that as a practical matter there is not an increase in level of disturbance of lot. Straightforward application. Recommends not labeling it a Major Subdivision.

The Board members were given the opportunity to question the applicant. The applicant was questioned regarding previous hearing for this property.

Borough Engineer was asked about lot 1.

A Board member asked about a proposed driveway easement.

Board Member asked about existing structure (garage) that was to be removed during a prior hearing.

Engineer stated that s structure must come down before a Certificate of Occupancy is issued.

A Board member asked about removal of a portion of an attached garage.

Engineer was asked about minimal lot size. Applicant is in compliance.

Applicant was asked about curbing on new construction. Must be complete before Certificate of Occupancy is issued.

Board member asked for clarification of current owners of each lot and when construction is complete.

Board asked about conditions that need to be placed on current application

- Certification from surveyor
- Setbacks must be shown on subdivision plan
- Test pit locations must be shown
- Soil data was repeated

Applicants were asked about proposed conditions.

Applicant was asked if tanks were placed and where they are to be placed

A question was asked regarding Escrow status on property

Council was asked to confirm that Board could approve with conditions.

Council suggested condition of continuing compliance with the house under construction and confirmed this is a minor subdivision with no notice needed.

Applicant confirmed that he will comply with conditions.

Council Liaison Horvath made a motion with conditions. Mr. DiPisa seconded the motion. The Board members were polled and the motion was passed.

Council provided data that the applicant needed to provide before the Resolution is created.

Chairman made a statement regarding the creation of sub-committees regarding the Economic Development Committee. The Mayor stated that Town Council decided the Planning Board would not be a part of these committees.

Council Liaison confirmed that the Planning Board would be moving forward to increase the Escrow fees for applicants.

A Board member asked about proposed sidewalks with regards to the properties heard (Oriolo/Francesse). The properties are located directly across from a school.

Mayro Ruocco motioned to adjourn the meeting. The motion was seconded by Council Liaison Horvath.

Respectfully Submitted,

Robin Hamman
Deputy Planning Board Secretary
Borough of Hillsdale

