

**HILLSDALE PLANNING/ZONING BOARD MINUTES**  
**September 28, 2021 - AGENDA FOR PUBLIC HEARING**  
**7:30 P.M.**

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OPEN PUBLIC MEETING STATEMENT

Adequate notice of this meeting was provided pursuant to the Open Public Meetings, by at least 48 hours prior to this meeting giving the time, date, location and, to the extent known, this agenda further indicating that formal action may be taken and this notice was (1) prominently posted in at least one public place reserved for such or similar announcements, (2) mailed, telephoned or telecopied to at least two newspapers which newspapers have been designated by the Governing Body of the Borough of Hillsdale to receive such notices one of which is the official newspaper of the Borough, and (3) filed with the Clerk of the Borough. Electronic copies of any public hearing are available by contacting the Borough Clerk.

The Planning/Zoning Board has established Tuesday, September 28, 2021 at 7:30 PM as the date and time at which a virtual public hearing shall be held on the application. Members of the public, either directly or through their attorney or agent, may participate in the meeting via Zoom on the internet, from their computer, tablet, or smart phone by going to the following website: <https://zoom.us/j/8038417065?pwd=OE51Q3B3Vnl1VmX0dTRyR3BZM1I2dz09> The access code for the meeting is 803 841 7065. The passcode is: 600094. Members of the public may also participate in the virtual meeting by calling 1-929-205-6099.

A copy of below listed applications may be obtained by requesting a copy in advance of the meeting by contacting the Board Deputy Secretary at **201-666-4800 ex 1515** Monday through Friday from 8 AM to 4 PM. In addition, the application documents may be available for viewing/download on the Planning/Zoning Board page of the Borough of Hillsdale website at [www.hillsdalenj.org](http://www.hillsdalenj.org), and by appointment at the Hillsdale Borough Hall, 380 Hillsdale Avenue, Hillsdale, NJ 07642.

ROLL CALL BY SECRETARY

**Present: Chairman Burleson, Vice Chair Riordan, Secretary Kate, Mayor Ruocco, Council Liaison Horvath, Ed Alter, Dr. Lichstein, Scott Raymond, Joanne Miano, Mark DiPis, Nylema Nabbie, Tom Behrens, Chris Statile**  
**Absent: Dan Friedman**

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OPEN MEETING TO PUBLIC

(On any items/issues *other than* those listed on the agenda below or that may come before the Board on another evening)

**As nobody wished to speak, the meeting was closed to the public.**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

**March 23, 2021**

**A motion was made by Ed Alter and seconded by Dr. Lichstein. The Board was polled and the motion passed.**

**April 8, 2021**

**A motion was made by Scott Raymond and seconded by Ed Alter. The Board was polled and the motion passed**

**DISCUSSION:**

**GENERAL DISCUSSION RE. MASTER PLAN REEXAMINATION PROCESS**

**MASTER PLAN:**

**Master Plan Reexamination Report: 2021 Amendment prepared by Colliers Engineering and Design-  
The Board may take formal action, including adoption of the 2021 Amendment**

**A motion was made by Council Liaison Horvath and seconded by Scott Raymond to assign Burgis Associates as Planner for the Master Plan Reexamination Report. The Board was polled and the motion passed.**

**COMPLETENESS REVIEW:**

**PZ-09-21**

**Block 2102, Lot 11**

**Salvatore Amitrano**

**6 Deer Trail**

*Variance for a 6 foot fence*

**Mr. Statile provided a Review and deemed the application complete. Council Liaison Horvath made the motion and it was seconded by Mr. DiPisa. The Board was polled and the motion passed. The Hearing was scheduled for October 26, 2021 at 7:30 p.m.**

**HEARINGS:**

**PZ-07-21**

**Block 501, Lot 13**

**Spiro Athanasatos**

*Bulk Variance (C) additions*

**The hearing was adjourned and will be carried to October 14, 2021 at 7:30 p.m.**

**PZ-05-21**

**Block 1106, Lots 1 & 2**

**William Mulholland- Jersey Mike's**

**453 Hillsdale Avenue**

*Minor Site Plan*

**The hearing was adjourned and will be carried to October 26<sup>th</sup> at 7:30 p.m.**

ADJOURNMENT:

With no further discussion, the meeting was adjourned at approximately 9:10 p.m

Respectfully submitted by Robin Hamman- Deputy Planning Board Secretary.

Next Public Hearing-October 14, 2021 7:30 (Virtual)