

BOROUGH OF HILLSDALE

Planning/ Zoning Board

MINUTES

December 2, 2021

7:30 PM

MEMBERS PRESENT: Chairman D. Burleson, , Secretary M. Kates, E. Alter, D. Friedman, J. Miano, M. DiPisa, J. MacEwen
Council Liaison Z. Horvath, Mayor J. Ruocco

MEMBERS ABSENT: Vice Chair S. Riordan, S. Raymond

EMPLOYEES PRESENT: D. Lagana, Board Attorney
C. Statile, P.E. Board Engineer
T. Behrens, Board Planner
Deputy Secretary

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

The meeting was opened to the public for matters not on the agenda.

INVOICES:

Statile Associates
1120.053A19 \$450.00

Total \$450.00

A motion to approve invoices totaling \$450.00 was made by Councilman Horvath and seconded by Secretary Kates. The Board was polled and the motion was passed.

COMPLETENESS REVIEW

PZ-11-21
Block 2004, Lot 3
33 Ruckman Road
New Concepts for Living

HEARINGS

PZ-09-21
Block 2012, Lot 11
Salvatore Amitrano
6 Deer Trail Road
6 foot fence

The applicant provided testimony regarding this application. A motion to approve this application was made by Mayor Ruocco and seconded by Councilman Horvath. The Board was polled regarding approval and the motion passed.

PZ-07-21

Block 501, Lot 13

Spiro Athanasatos

55 Apple Tree Lane

Bulk Variance @ additions

New covered porch

New garage expansion

Pantry for existing kitchen

Ephone/facsimile 201E existing master bedroom

Master bedroom balcony

The applicant and experts provided testimony regarding this application. A motion to approve this application was made by Councilman Horvath and seconded by Mayor Ruocco. The Board was polled regarding approval and the motion passed.

PZ-10-21

Block 1105, Lot 4

441 Hillsdale Ave

Hillsdale Ave. LLC

Chipolte

Minor Site Plan with Bulk Variance Application

The hearing was carried to December 16, 2021.

DISCUSSIONS

Ordinance 21-17 – An Ordinance of the Borough of Hillsdale amending and supplementing Charter 310 “Land Use” to establish a new multi-family overlay district and to set for the the standars and criteria applicable thereto.

A motion to adopt Ordinance No. 21-17 (I) was made by Councilman Horvath and seconded by Chairman Bureson. The Board was polled and the motion passed.

Ordinance 21-18 – An Ordinance of the Borough of Hillsdale amending and supplementing Chapter 310 “Land Use”, Article XXXIII “Affordable Housing Regulations” of the code to correct discrepancies in certain subsections related to the Borough’s Affordable Housing Regulation.

A motion to adopt Ordinance No. 21-18 (I) was made by Councilman Horvath and seconded by Secretary Kates. The Board was polled and the motion passed.

Burgis Associates, Inc: Draft Public Survey for the Borough of Hillsdale Reexamination of the Master Plan and Development Ordinances

A Draft Public Survey for the Borough of Hillsdale Reexamination of the Master Plan and Development Ordinances prepared by Burgis Associates was distributed to the Board for review. The Board provided comments and edits.

2022 Planning Board Meeting Calendar (Revised)

The revised 2022 Planning Board Meeting Calendar was distributed to the Board for review.

ADJOURNMENT:

Next Public Hearing- December 16, 2021 7:30 (Virtual)