

BOROUGH OF HILLSDALE

Planning/ Zoning Board

MINUTES

September 26, 2023

7:30 PM

**MEMBERS PRESENT:** Chairman S. Riordan, Vice Chair M. Kates, Secretary S. Raymond (7:43pm), E. Alter, D. Friedman L. Thoms and Mayor J. Ruocco (7:38pm)

**MEMBERS ABSENT:** S. Griep, J. MacEwen, A. Berliner and Council Liaison J. Escobar

**EMPLOYEES PRESENT:** M. Stinely, Board Attorney  
C. Statile, P.E., Board Engineer  
T. Janeiro, Deputy Secretary

Chairman Riordan called the meeting to order at approximately 7:37 pm. Deputy Secretary Tonya Janeiro recited the Open Public Meeting Statement and Pledge of Allegiance.

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

The meeting was then opened to the public for matters not on the agenda. There being none, the meeting was closed to the public.

**INVOICES**

Invoices for professional services were reviewed and submitted for approval.

| <b><u>INVOICES</u></b>                     |                     |                      |                      |                       |
|--|---------------------|----------------------|----------------------|-----------------------|
| <b><u>Professional</u></b>                 | <b><u>Total</u></b> | <b><u>Motion</u></b> | <b><u>Second</u></b> | <b><u>Outcome</u></b> |
| Christopher P. Statile, P.A. 2023-24       | \$150.00            | Mayor Ruocco         | E. Alter             | Passed                |
| Christopher P. Statile, P.A. 2023-25       | \$150.00            |                      |                      |                       |
| Christopher P. Statile, P.A. 2023-26       | \$1030.00           |                      |                      |                       |
| Christopher P. Statile, P.A. 2023-27       | \$230.00            |                      |                      |                       |
| Christopher P. Statile, P.A. 2023-28       | \$370.00            |                      |                      |                       |
| <b>Total -</b>                             | <b>\$1930.00</b>    |                      |                      |                       |
| Cleary Giacobbe Alfieri Jacobs, LLC 124458 | \$1820.00           | Mr. Alter            | Mayor Ruocco         | Passed                |
| Cleary Giacobbe Alfieri Jacobs, LLC 124459 | \$175.00            |                      |                      |                       |
| Cleary Giacobbe Alfieri Jacobs, LLC 124460 | \$105.00            |                      |                      |                       |
| Cleary Giacobbe Alfieri Jacobs, LLC 124461 | \$297.50            |                      |                      |                       |
| Cleary Giacobbe Alfieri Jacobs, LLC 125595 | \$1015.00           |                      |                      |                       |
| Cleary Giacobbe Alfieri Jacobs, LLC 125596 | \$280.00            |                      |                      |                       |
| Cleary Giacobbe Alfieri Jacobs, LLC 125597 | \$105.00            |                      |                      |                       |
| <b>Total -</b>                             | <b>\$3797.50</b>    |                      |                      |                       |

**MEETING MINUTES**

August 10, 2023

| <b><u>Motion</u></b> | <b><u>Second</u></b> | <b><u>Outcome</u></b> |
|----------------------|----------------------|-----------------------|
| Vice Chair Kates     | Mr. Friedman         | Passed                |

**COMPLETENESS**

PZ-03-23 Block 105 Lot 7  
38 Glen Hook Road  
Ricardo Arnt: Applicants and Owners  
Pool, Patio & Fence  
Bulk Variances

Mr. Statile summarized the application. Board members asked questions regarding the completeness and if the survey is up to date. A motion to approve the review was made by Vice Chair Kates and seconded by Secretary Raymond. The Board was polled and the motion passed. The hearing date was set for October 12, 2023.

**HEARINGS**

PZ-02-23 Block 704 Lot 11  
79 Beech Street  
John Sayers: Applicants and Owners  
Existing Covered Deck  
Bulk Variances

Due to insufficient notice, the hearing for 79 Beech has been rescheduled to October 12, 2023.

**OPEN SESSION**

Mr. Joe Anthony of 33 Washington Avenue asked questions regarding impervious coverage for his residence. Mr. Statile explained the reason why the Borough has an ordinance regulating impervious coverage. The resident was encouraged to speak with the Borough Zoning Officer, Mr. Steven Loesner.

The meeting was closed to the public.

**ADJOURNMENT:**

The meeting was adjourned at 7:57 pm.

Next Public Hearing - Thursday, October 12, 2023 7:30pm; Borough Hall Council Chambers