

**HILLSDALE PLANNING/ZONING BOARD MINUTES
OCTOBER 14, 2021 - AGENDA FOR PUBLIC HEARING
7:30 P.M.**

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 Thursday, October 14, 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, and by appointment at the Hillsdale Borough Hall, 380 Hillsdale Avenue, Hillsdale, NJ 07642.

ROLL CALL BY SECRETARY

**Present: Chairman Burlison, Vice Chair Riordan, Secretary Kates, Mayor Ruocco, Council Liaison Horvath, Ed, Alter, Joanne Miano, Mark DiPisa,
Professionals: Nylema Nabbie, Chris Statile, Tom Behrens
Absent: Dr, Lichtstein, Scott Raymond**

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

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

April 27

A motion was made by Ed Alter and seconded by Secretary Kates. The Board was polled and the motion passed.

May 13

A motion was made by Ed Alter and seconded by Vice Chair Riordan. The Board was polled and the motion passed.

June 10

A motion was made by Ed Alter and seconded by Secretary Kates, The Board was polled and the motion passed.

June 22

A motion was made by Mayor Ruocco and seconded by Council Liaison Horvath. The Board was polled and the motion passed.

July 8

A motion was made by Ed Alter and seconded by Vice Chair Riordan. The Board was polled and the motion passed.

July 27

A motion was made by Ed Alter and seconded by Vice Chair Riordan. The Board was polled and the motion passed.

INVOICES:

C.P. Statile, P.A.- Total \$1,392.50

October 5, 2021 Invoice 053-3-2020 Planning Board Services \$1,392.50

A motion was made by Vice Chair Riordan and seconded by Ed Alter. The Board was polled and the motion passed.

Cleary Giacobbe Alfieri Jacobs, LLC- Total \$6,733.60

October 6, 2021 Invoice 99430 \$5,858.90 Planning Board Matters

October 6, 2021 Invoice 99431 \$ 231.00 Patricia Brady (Litigation)

October 6, 2021 Invoice 99432 \$ 49.50 BCUW Madeline Housing Partners, LLC

October 6, 2021 Invoice 99433 \$ 214.50 Jersey Mike's

October 6, 2021 Invoice 99434 \$ 82.50 DeFelice

October 6, 2021 Invoice 99435 \$ 148.70 1 HWW, LLC

October 6, 2021 Invoice 99436 \$ 148.50 Athanasatos

A motion was made by Ed Alter and seconded by Mayor Ruocco. The Board was polled and the motion passed.

RESOLUTION:

PZ-06-21

Block 2303, Lot 1

DeFelice

47 Kent Rd

Resolution was not presented at the meeting.

INFORMAL HEARING:

Block 621, Lot 4

Ali and Dominico Ginestra

159 Riverdale St

Request for POD permit extension

A motion was made by Mayor Ruocco and seconded by Vice Chair Riordan. The Board was polled and the motion passed.

HEARINGS:

PZ-07-21

Block 501, Lot 13

Spiro Athanasatos

55 Apple Tree

Bulk Variance (C) additions

New covered porch

New garage expansion

Pantry for existing kitchen

Ephone/facsimile 201E existing master bedroom

Master bedroom balcony

The Board asked the applicant to revise some aspects of their proposed changes. The applicants will be heard again on November 23, 2021 at 7:30 p.m.

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 Vice Chair Riordan and seconded by Ed Alter that the Master Plan Amendment was consistent with Master Plan. The Board was polled and the motion passed.

ADJOURNMENT:

With no further discussion, the meeting was adjourned at approximately 9:40 p.m.

Respectfully submitted by Robin Hamman-Deputy Planning Board Secretary

Next Public Hearing-October 26, 2021 7:30 (Virtual)

