

HILLSDALE PLANNING/ZONING BOARD
September 10, 2020 - 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 September 10, 2020 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 GoToMeeting on the internet, from their computer, tablet, or smart phone by going to the following website: <https://global.gotomeeting.com/join/875746253>. The access code for the meeting is 875-746-253. Members of the public may also participate in the virtual meeting by calling (224) 501-3412. The GoToMeeting app can be installed from the internet on their monitoring electronic device by going to the following website: <https://global.gotomeeting.com>.

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 201-337-7470 Monday through Friday from 9 AM to 5 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

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)

APPOINTMENT OF NEW MEMBER

Dewey Burlson appointed to fill the unexpired term of Michael Giancarlo, Class IV seat, which expires on Dec 31, 2020.

Daniel Friedman to fill unexpired term of the Alt #1 seat.

Swearing In: Mark DiPisa appointed to fill the unexpired term of the Alt #2 seat.

ELECTION OF BOARD OFFICERS

APPROVAL OF MINUTES:

July 28, 2020

August 13, 2020

August 25, 2020

RESOLUTIONS:

PZ-02-20 Block 1212, Lot 15.02 Preserve at Hillsdale, Patterson Street

Amended Major Site Plan Application with Bulk Variance for two new Carports and an Accessory Utility Building

PZ-06-18 Block 1308, Lots 15 & 16, RJN 333, LLC, Applicant, 333 Washington Ave.

3-Lot Major Subdivision with Bulk Variances

INVOICES

C.P. Statile, P.A.

Planning Board Services 7/5/20 to 7/31/20 \$991.25

Cleary Giacobbe Alfieri Jacobs, LLC

Planning Board Services 9/4/20 \$4,937.90

United Way \$49.50

Patricia Brady Litigation \$66.00

The Preserve at Hillsdale \$1,584.00

RJN 333 LLC \$676.50

PUBLIC HEARING:

PZ-03-20, Block 1407, Lot 14

Bergen County United Way/Madeline Housing Partners, LLC, 40 Central Avenue

Multi-Family (3 units) Group Home, Use and Bulk Variances

DISCUSSIONS:

Borough Council Liaison Report

Recommended Escrow Increases

ADJOURNMENT

Next Public Hearing - September 22, 2020 7:30 PM (Virtual)

PZ-04-20 Block 1510, Lot 30

John Kellenberger: Owner & Applicant

281 Raymond Street: Use (FAR) and Bulk Variances to construct additions to single-family dwelling.

Survey prepared by Blue Marsh Associates, Inc. and dated June 29, 2020.

Architectural plans are prepared by Joseph J. Bruno, AIA, three sheets, dated January 14, 2020 and revised to May 30, 2020.

Plot Plan prepared by Dynamic Engineering and dated May 11, 2020.

Landscape Plan prepared by William L. Koenig, ASLA, dated June 25, 2020 and revised to July 2, 2020.