

HILLSDALE PLANNING/ZONING BOARD
September 22, 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 Tuesday, September 22, 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/476644669>. The access code for the meeting is 476-644-669. Members of the public may also participate in the virtual meeting by calling (872) 240-3311. 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

ELECTION OF BOARD OFFICERS

APPROVAL OF MINUTES:

September 10, 2020

RESOLUTIONS:

PZ-06-19; Block 1622, Lot 9; John & Virginia Gray; 245 Lincoln Ave.

Bulk Variance application for reconstruction of an existing single-family dwelling

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

COMPLETENESS REVIEW

PZ-05-20, Block 1102, Lots 2 & 3
Bank of America, 84 Park Avenue
Preliminary & Final Site Plan with Variance

PUBLIC HEARINGS

PZ-03-20, Block 1407, Lot 14 (continued from September 10, 2020)
Bergen County United Way/Madeline Housing Partners, LLC, 40 Central Avenue
Multi-Family (3 units) Group Home, Use and Bulk Variances

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.

Documents:

- Application and Site Survey prepared by Blue Marsh Associates, Inc., dated June 29, 2020.
- Architectural plans by Joseph J. Bruno, AIA, three sheets, dated January 14, 2020, revised to May 30, 2020.
- Plot Plan prepared by Dynamic Engineering, three sheets, dated May 11, 2020, revised to August 27, 2020.
- Landscape Plan prepared by William L. Koenig, ASLA, dated June 25, 2020 and revised to July 2, 2020.

DISCUSSIONS

ADJOURNMENT

Next Public Hearing – October 8, 2020 7:30 PM (Virtual)