

**MINUTES OF THE SEPTEMBER 28, 2017 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: F. Franco, E. Alter, L. Calabria, E. Lichtstein
Vice Chairwoman J. Miano, Chairman M. Giancarlo

MEMBERS ABSENT: Councilman F. Pizzella, Acting Mayor J. Ruocco, M. Kates, G. Biener

EMPLOYEES PRESENT: N. Nabbie, Esq., Board Attorney
C. Statile, P.E., Board Engineer
C. Chadwick, Deputy Secretary

Chairman Giancarlo called the meeting to order with a reading of the Open Public Meetings Statement at approximately 7:40pm.

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

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

BOARD BUSINESS:

Chairman Giancarlo announced that although Acting Mayor Ruocco planned to attend this meeting, he was unable to as his presence was required at a Chamber of Commerce meeting. Furthermore, Planning Board member Zoltan Horvath was appointed as a Councilman and will no longer be part of the Board. However, a new Board member will soon be appointed by the Acting Mayor.

MINUTES:

The *August 17, 2017 Meeting Minutes* were approved by the Board.

INVOICES:

Invoices from Gittleman, Muhlstock & Chewcaskie and C.P. Statile, P.A. were approved by the Board for payment.

RESOLUTIONS:

Resolution No. 2017-15; Dmitriy Mazur; Block 907, Lot 12; 31 Morris Drive
Approval of Bulk "c" variance for the construction of a new fence which exceeds maximum permitted height

A motion was made by Mr. Franco to approve this resolution and was seconded by Chairman Giancarlo; the resolution was approved.

COMPLETENESS REVIEWS:

PZ-12-17; Kevin O'Brien; Block 1004, Lot 6; 61 Park View Drive
Application to appeal decision of an Administrative Officer

This application was deemed complete and scheduled for a public hearing date of October 12, 2017. Board Engineer Statile stated he will ask Zoning Official Merlino to be present for the October 12th public hearing.

PUBLIC HEARING:

*PZ-10-17; Aeon Fitness & Gymnastics; Block 1212, Lot 13; 270 Knickerbocker Ave.
Major Preliminary & Final Site Plan with Use Variance Application*

Board Attorney Nabbie formally announced that the Aeon Fitness application has been carried to October 12, 2017 as Mr. Mancinelli requested adjournment to that date through a letter to the Board. Ms. Nabbie stated this application will be heard at 7:30pm in these chambers on October 12, 2017 and no further notice will be issued to the public.

BOARD BUSINESS:

Ms. Calabria stated she heard about a property in the Borough being re-zoned for parking, in relation to Demarest Farms and asked the Board if they had heard anything similar. Chairman Giancarlo stated he was not in attendance at the most recent Mayor and Council meeting, nor did he watch the recording of the meeting, and was unsure as to whether or not that was true. Dr. Lichtstein questioned the need for Planning Board approval before undertaking such an endeavor, and asked if that would qualify as “spot-zoning.” Board Engineer Statile stated he believed there was a meeting with the Agricultural Board at which Council representatives may have been present, where the Agricultural Board suggested re-zoning for parking as a way for the Borough to be more involved in the parking issue at Demarest Farms, however he has not heard of any plans to re-zone the property in question. In addition, Mr. Statile stated that if Demarest Farms receives certain farm status, the Planning Board would have very little zoning power over them anymore. However, this matter may appear before the Board in the future.

The meeting was adjourned at 7:54pm.

Respectfully submitted,

Caitlin Chadwick
Deputy Secretary