

**HILLSDALE PLANNING BOARD
DECEMBER 14, 2011 AGENDA FOR PUBLIC HEARING
7:00PM**

OPEN PUBLIC MEETING STATEMENT

This is the regularly scheduled meeting of December 14, 2011 of the Planning Board of the Borough of Hillsdale.

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, the 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 hearing is available by contacting the Planning Board Secretary or the Borough Clerk.

Please note that these meetings are televised live throughout Hillsdale on Cablevision and Verizon.

ROLL CALL BY SECRETARY

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COMPLETENESS REVIEW:

PZ-24-11, Morlote, Block 101, Lot 5.07, 7 Arigot Court, "C" Variance Application

"C" variance application for proposed swimming pool encroaching into front yard setback area

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PUBLIC HEARINGS:

PZ-14-11, RJN Residential Inc, by Robert J. Nagler, Block 1526, Lots 14 & 15 410-412 Piermont Avenue – Minor Subdivision Application with Variances

Application carried from November 29, 2011 Public Hearing.

Applicant seeks to subdivide a "merged" lot into two substandard lots for two single family dwellings.

Development requires "c" bulk variances for lot frontage and lot width.

PZ-15-11, 100 Park Avenue Associates, Block 1201, Lots 5, 6, & 7, 55-59 Patterson Street, Major Site Plan with Variances

Application carried from November 29, 2011 Public Hearing.

Applicant is proposing multi-family housing in the "C" commercial zoning district and requires a "d" use variance and Major Site Plan.

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