

**MINUTES OF THE DECEMBER 5, 2012 PLANNING BOARD  
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E. Alter, Mayor Arnowitz, Councilman Giancarlo, K. Fuchs, J. Miano, J. Traudt, F. Franco, Z. Horvath, M. Kates, E. Lichstein, L. Calabria

MEMBERS ABSENT:

EMPLOYEES PRESENT: Stephen P. Sinisi, Esq. Board Attorney  
Christoher P. Statile, P.E., Board Engineer  
Caroline Z. Reiter, P.P., AICP, Board Planner  
Christie Wyssenski, Deputy Secretary

Chairwoman Calabria called the meeting to order at 7:30 pm with a reading of the Open Public Meetings Statement.

MINUTES FOR APPROVAL:

The October 17, 2012 meeting minutes were approved.

RESOLUTION:

***PZ-01-12, Falasca's Friendly Service, Inc., Block 1501, Lot 3, 318 Broadway, Amended Site Plan with Variances Application***

Mr. Sinisi, Esq. prepared a resolution to approve the Amended Site Plan Application. Mr. Alter made a motion to approve the resolution, seconded by Mr. Horvath. The Board voted unanimously to approve the resolution.

OPEN MEETING TO PUBLIC: As no one wished to speak, the meeting was closed to the public.

DISCUSSION:

***Master Plan***

Ms. Reiter, P.P. was present and discussed with the Board the 2010 "Master Plan Reexamination Report" and the 2012 amendment to the Master Plan. Board members asked several questions of Ms. Reiter, specifically regarding cluster developments, the State Plan, the County Master Plan, Cross-Acceptance, age restricted housing approval conversion to market rate housing, and COAH.

The Board suggested several changes to the Master Plan which Ms. Reiter discussed and took note of. The Board agreed to move forward with the proposed changes at the first meeting of 2013.

CLOSED SESSION:

Upon returning from the closed session, the Board determined to form a subcommittee for the selection process of Board Engineer. Chairwoman Calabria will call NJ Planning Officials for a written determination regarding Request for Qualifications for the Board Attorney.

The meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Christie Wyssenski, Deputy Board Secretary