

**MINUTES OF THE MAY 2, 2012 PLANNING BOARD
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E. Alter, K. Fuchs, J. Miano, L. Calabria, W. Franklin,
Councilman Giancarlo, Mayor Arnowitz, J. Traudt, F. Franco, Z. Horvarth

MEMBERS ABSENT: E. Lichtstein

EMPLOYEES PRESENT: Stephen P. Sinisi, Esq. Board Attorney
Christopher P. Statile, P.E., Board Engineer
Caroline Reiter, P.P., A.I.C.P. 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:

Ms. Traudt requested that the April 24th minutes referring the building height be changed from 35 ft. to 30 ft. on the 100 Park Avenue application. The Board unanimously approved the April 24th minutes with Ms. Traudt's suggested change and the April 4th meeting minutes.

RESOLUTION:

Nagler Amended Resolution to assign the two-lot Minor Subdivision Approval on Piermont Avenue development from Robert J. Nagler to RJN Residential, Inc. a corporate entity.

Mr. Maloof, Esq. prepared an amended resolution to assign the Board's approval from Mr. Nagler, individually to RJN Residential Inc., the holding company owned by Mr. Nagler. Mr. Alter made a motion to approve the resolution, seconded by Ms. Fuchs. The Board voted unanimously to approve the resolution, with the exception of Ms. Traudt, who abstained.

PUBLIC HEARING:

Adoption to amend the 2010 Hillsdale Master Plan Re-examination Report.

CORRESPONDENCE:

1. Hillsdale Realty Co. to Borough of Hillsdale Planning Board and Mayor and Council

Ms. Reiter the Board's Planner, prepared an Amendment to the Master Plan Re-examination Report and presented it to the Board. The proposed amendment removes the recommendation for "mixed use" and an expansion of the commercial zone in the 2010 Master Plan Re-examination Report. The report also proposes revisions to conditional use standards.

The newly governing body-introduced utility ordinance is also contained in the amendment. Board members asked several questions of Ms. Reiter regarding typical development applications that propose mixed use, "big box" development, existing "mixed use" buildings, and their potential affects to historic buildings.

Mayor Arnowitz made a motion to adopt the Amendment, seconded by Ms. Miano. The Board voted unanimously to approve the Amendment, with the exception of Ms. Fuchs, who voted against the Amendment.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted, Christie Wyssenski, Deputy Board Secretary