

MINUTES OF THE JULY 9, 2015 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE

MEMBERS PRESENT: M. Giancarlo, E. Lichtstein, F. Franco, M. Kates
L. Calabria, Z. Horvath, G. Biener (late)

MEMBERS ABSENT: J. Miano, Councilman F. Pizzella, T. Maalouf, J. Traudt

EMPLOYEES PRESENT: Nylema Nabbie, Esq., Board Attorney
Christopher P. Statile, P.E., Board Engineer
Paul Grygiel, P.P., A.I.C.P., Board Planner
Caitlin Chadwick, Deputy Secretary

Chairman Giancarlo called the meeting to order with a reading of the Open Public Meetings Statement at approximately 7:35pm.

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

Kevin O'Brien of 61 Park View Drive voiced concerns regarding the Shop Rite site, the Borough's sign ordinance, and the recent Mayor and Council meeting. The meeting was closed to the public.

MINUTES:

The *June 23rd, 2015* meeting minutes were approved by the Board.

BILLS:

Invoices from the Board Engineer's office, the Board Attorney's office, and the Board Planner's office were approved by the Board for payment.

RESOLUTIONS:

Resolution No. 2015-17; Mario & Gina Amato; Block 2302, Lot 2; 48 Kent Road
Approval of bulk variance application for reconstruction of dwelling – front yard setback to new porch was approved by the Board.

Resolution No. 2015-18; Peter & Cristina Kouvel; Block 1907, Lot 11; 87 East Liberty Ave.
Approval of bulk variance application for reconstruction of dwelling on corner lot – front yard setbacks to street lines, F.A.R., and impervious coverage was approved by the Board.

COMPLETENESS REVIEW:

PZ-09-15; PSE&G Substation; Block 1212, Lot 14; 295 Patterson Street
Preliminary & Final Major Site Plan with Use "d" Variance Application for replacement of a pump building at the PSE&G electric substation was deemed complete and scheduled for a public hearing date of July 28, 2015.

BOARD BUSINESS:

Planning Board Budget Discussions

Chairman Giancarlo spoke about the recent Mayor & Council discussion regarding the Planning Board's budget, and Councilman Meyerson's recommendation to have one secretary share responsibilities of Planning Board and Mayor & Council. Chairman Giancarlo stated that the Planning Board is not in favor of this suggestion and discussed additional related matters.

Board Engineer for Caliber Builders "Golden Orchards" Application

Chairman Giancarlo and Vice Chairwoman Calabria announced that the subcommittee met and interviewed three different engineers to replace Mr. Statile on this application. The subcommittee chose Mr. Eric Keller, P.E. of Omland Engineering Associates, Inc. A motion was made by the Board Attorney to hire Mr. Keller as conflict Board Engineer for this application and Chairman Giancarlo seconded the motion. The Board was polled and the motion passed. A resolution stating rate of pay and other details will be prepared by the Board Attorney.

PUBLIC HEARINGS:

PZ-08-12; Jeanne Marie Gardens, LLC; Block 1212, Lots 15 & 16; Esplanade & Patterson St. Major subdivision & site plan with Use Variance application for new 49 multi-family housing complex in Industrial Zone

Counsel for the Applicant – Ira Weiner, Esq.

Mr. Weiner began by calling forward his engineering witness, Mr. Rick Eichenlaub of R.L. Engineering, who was previously sworn in before the Board on this matter. Mr. Eichenlaub explained all engineering aspects of the application, stating the two lots are about 377,000 sq. ft. or 8.65 sq. acres and out of that area, only about 30% is able to be used by the applicant/owner, due to nearby wetlands, etc. Mr. Eichenlaub also reviewed the details of all changes made to the application, stating that as requested by the Board a year ago, the building was lowered from three stories to two stories on the North side of the building and the number of units was reduced from 57 to 49. Mr. Eichenlaub explained how although the number of units decreased, due to closed open spaces the building's overall footprint actually became slightly larger, with a 2,097 sq. ft. increase from 25,048 sq. ft. to 27,145 sq. ft. The layout of the units will be 15 one-bedroom units, 33 two-bedroom units, and one three-bedroom unit. A superintendent will have an apartment on-site.

Documents were marked as follows:

Exhibit RA-6: Site Plan for Harold's Square by R.L. Engineering, originally dated November 1st, 2011, revision date of June 12th, 2013.

Exhibit RA-7: Site Plan for Preserve at Hillsdale by R.L. Engineering, originally dated November 1st, 2011, revised to April 6th, 2015.

Mr. Eichenlaub then discussed parking and driveways on the site, stating that the bulk of the parking will be located at the southeast portion of the site, or the front of the property; the number of required parking spaces has been reduced from 109 to 96. Impervious coverage was also reduced. The RSIS standards for parking require the applicant to create 95.2 parking spaces, where the applicant rounded up to create 96. The sight distance and bulk requirements will remain the same, and the frontages are in excess of requirements.

Mr. Eichenlaub explained to the Board that the site and building were being raised to accommodate site drainage and needed detention systems. He also detailed changes to the retaining wall on site, stating that they were lowered to 4 ft. maximum height. Lastly, Mr. Eichenlaub discussed tree reforestation, stating that there will be plantings along the entry and exit of the site, and also detailed the lighting plan and lighting fixtures.

The meeting was then opened to the Board for questioning of the witness.

Board Engineer Statile began, stating his concerns about waste removal and vermin on site, specifically that there should be a trash shoot installed in the building so that residents do not need to take their garbage all the way out to a dumpster. Mr. Statile also suggested more test pits be performed on site to substantiate the proposed site designs. He also had concerns about the open detention pond, stating that if the water doesn't dissipate fast enough, mosquitos and geese can become a nuisance. Additionally, Mr. Statile had drainage concerns, concerns regarding the wetlands and ground water elevations and suggested the Environmental Commission meet on a Saturday morning to visit the site. Lastly, Mr. Statile stated that the lighting plan light distribution would need to be "evened out" more and additional lighting fixtures may be required; he also stated that the stormwater management system plan and drainage calculations were missing many details.

Board Planner Grygiel asked Mr. Eichenlaub why one-way driveways were used. Mr. Eichenlaub responded that the former Hillsdale police chief requested the applicant to change the driveways to one way in and one way out for emergency services access. Ms. Kates spoke about the Environmental Commission's review of the application and need for more trees. Groundwater recharge and a maintenance plan must be provided.

At 9:10pm, Ms. Biener arrived. Mr. Horvath asked questions about the parking layout and Vice Chairwoman Calabria asked questions about the above-ground detention system and trees being removed. Mr. Statile confirmed he will be present for the additional soil test pits.

The meeting was then opened to the public. Ed Alter of 24 King Court, Hillsdale spoke about his concerns regarding flooding, and asked about the test pits and detention system. Ed Mateo of 1 Esplanade Drive asked about test pits and soil logs submitted to the Borough and requested to view them. He also asked if he could have a list of the significant changes that were made to this application.

Marisa Cefali of 6 Manson Place asked what a test pit is and Mr. Eichenlaub explained. Ms. Cefali also asked about the rear structure's height and Mr. Eichenlaub stated that the three-story section is approximately 29 ft. high and the second-story section is approximately 21 ft. high. Ms. Cefali asked about sidewalks and Mr. Eichenlaub explained that the sidewalks will run from the neighboring PSE&G site, all the way down to Knickerbocker. Kevin O'Sullivan of 26 Lake Street asked about lighting on site and Kevin O'Brien of 61 Park View Drive asked about buffer areas, parking and fencing, and trees. Tony Xavier of 38 Esplanade Drive asked about building height. The meeting was then closed to the public.

Mr. Weiner stated that he will have the applicant's planner present at the next public hearing and also provide an updated traffic report to the Board. Mr. Weiner announced that the applicant waives the time for the Board to act and Ms. Nabbie announced that the application will be carried to August 13, 2015 at 7:30 pm in these chambers and no further notice will be given.

The meeting was adjourned at approximately 11:00pm.

Respectfully submitted,

Caitlin Chadwick, Deputy Secretary