

MINUTES OF THE MARCH 10, 2016 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE

MEMBERS PRESENT: E. Lichtstein, J. Miano, F. Franco, M. Kates, Z. Horvath
G. Biener, Chairman M. Giancarlo

MEMBERS ABSENT: Councilman F. Pizzella, Mayor D. Frank, Vice Chairwoman Calabria

EMPLOYEES PRESENT: Nylema Nabbie, Esq., Board Attorney
Christopher Statile, P.E., Board Engineer
Paul Grygiel, P.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 7:40pm.

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

Marisa Cefali of 6 Manson Place, Hillsdale had concerns pertaining to the “Preserve at Hillsdale” application postponement via her emails to the Board, which were answered by Board Attorney Nabbie. As no one else wished to speak, the meeting was closed to the public.

MINUTES:

February 11, 2016 Meeting Minutes were approved by the Board.

INVOICES:

CP Statile, PA Invoices No. 417.085 - 417.090 were approved by the Board for payment.
Gittleman, Muhlstock & Chewcaskie invoices were approved by the Board for payment.
Phillips, Preiss, Grygiel invoices were approved by the Board for payment.

RESOLUTIONS:

Resolution No. 2016-10; PSE&G Substation Phase II Site Plan was approved by the Board.

COMPLETENESS REVIEW:

PZ-01-15; Charles Messina; Block 2201, Lot 38; 60 Ruckman Ave
Minor Subdivision with variances was deemed complete and scheduled for a public hearing date of April 26, 2016.

PZ-01-16; Joseph & Sia Carney; Block 501, Lot 17; 20 Appletree Lane

Variance Application was deemed complete and scheduled for a public hearing date of April 26, 2016.

ORDINANCES:

Sign Ordinance

Board Planner Grygiel reviewed his memo regarding the sign ordinance, stating that the ordinance is consistent with the Master Plan. Mr. Grygiel recommended there be separate regulations for each type of sign (free-standing versus pile-on), and LED/illuminated signs.

PUBLIC HEARINGS:

***PZ-08-12; 305 Patterson St., 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***

The application was adjourned to April 14, 2016 at 7:30pm in the council chambers. Board Attorney Nabbie announced that there will be no further notice and informed the Board and public that Mr. Weiner, via email, waived all statutory time frames for the Board to act until April 14, 2016.

***Pascack Valley Board of Education; Block 2002, Lots 29, 31, 32; 200 Piermont Avenue
Capital Review Application***

Erik Gundersen – Superintendent of Schools

Charles Koch, AIA – Architect

Mr. Koch was sworn in to testify as a witness. The proposed new parking plan at the High School will improve and address current issues including ingress and egress at the high school. Mr. Koch explained that the project will increase by 32 regular parking spaces and 5 barrier-free parking spaces added, as well as landscape buffers and trees. The new spaces will be assigned to faculty members. Overall, the project will improve traffic flow. Board Engineer Statile asked questions about ‘alternates’ on the plans.

The second witness was Jeffrey Morris, PE from Boswell Engineering. Mr. Morris stated that the proposed parking layout/plan allows for separate drop off points for Hillsdale and River Vale students which will improve traffic flow. Complete demolition will not occur until the school is closed for summer break.

At this time the meeting was opened to the public. Ed Alter of 24 King Court, Hillsdale had questions of the witnesses, however Board Attorney Nabbie informed him he would not be permitted to question the witnesses since he participated in the Environmental Commission reviews. As no other member of the public wished to speak, the meeting was closed.

Mr. Statile explained to Mr. Gundersen that any contractors working on the parking lot are not permitted to begin work prior to 8am and in the event that is an issue, he must speak with the Mayor and Council to request a waiver otherwise the police will issue summonses.

As Mr. Statile had a conflict on the upcoming application, he informed Chairman Giancarlo that at the next Board meeting of March 23, he will be absent and Ms. Lisa Neyman, P.E. from his office will be his substitute as Board Engineer for that evening. Mr. Statile then left the chambers.

***Caliber Builders; Block 506, Lot 1; Golden Orchards
Final Site Plan application for construction of age-restricted, single-family dwellings***

Siobhan Spillane Bailey, Esq. – Counsel for Caliber Builders

Ms. Bailey explained that this is a continuation of the August 25, 2015 hearing for final site plan approval. The Phase I drawings show improvements located in Hillsdale only and the Phase II drawings

show the improvements located in both Hillsdale and Washington Township. Ms. Bailey informed the Board that the main objector to this application, Northgate Condominium Association, resolved its differences with Caliber Builders through a settlement agreement. This settlement agreement resulted in changes to the plan. Ms. Bailey stated that she intends to proceed with her witness Alex Zepponi, P.E. reviewing changes to the plans, based on three separate categories/types of changes. As Mr. Zepponi was previously sworn in as a witness on August 25, 2015, he did not need to be sworn in again. The first category to review and discuss will be the additional changes which were made as a result of the settlement agreement, next she and Mr. Zepponi will address the aspects and revisions raised by Conflict Board Engineer Mr. Keller, and finally the revisions which did not yet receive testimony will be reviewed and discussed.

Mr. Keller was then sworn in by Board Attorney Nabbie.

Several documents were marked into evidence as follows:

Exhibit A-11: Phase I and Phase II combined Golden Orchards Active Adult Community dated 8/10/07, rev. 1/29/16.

Exhibit A-12: Phase I Golden Orchards Active Adult Community dated 12/31/14, rev. 1/29/16

Exhibit A-13: Sheets 2 and 3A of Phase I and Phase II combined Golden Orchards Active Adult Community Plan dated 8/10/07, rev. 1/29/16.

Exhibit A-14: Landscape Plan Phase I and Phase II dated 6/10/07, rev. 2/29/16.

Exhibit A-15: Utility and Grading Plan, Phase I, dated 12/13/14, rev. 1/29/16.

Exhibit A-16: Enlarged Landscape Drawing, Phase I, Sheet 4H, dated 1/29/16.

Exhibit A-17: Utility Grading Plan, Sheet 3 of 11

Exhibit A-18: Landscape Plan, Sheet 4 of 11, dated 8/10/07.

Exhibit A-19: Mr. Keller's Review Letter, dated 2/29/16.

Ms. Bailey began by discussing revisions which were made in connection with the resolution of preliminary approval, with Mr. Zepponi addressing all of the items of concern previously noted by Mr. Keller in his review letter. Next, Ms. Bailey asked Mr. Zepponi to discuss revisions made at the direction or decision of the applicant. These revisions included revision numbers 25, 26D, 28A, 28B, 28C, and 28F. Revision number 25 involved the relocation of a scour hole which was located in Washington Township but was relocated into Hillsdale. Ms. Bailey asked Mr. Zepponi if based on his professional engineering experience/knowledge, revisions 26D, 28A, 28B, 28C and 28F were substantial and Mr. Zepponi opined/testified that they are unsubstantial changes. Ms. Bailey then asked Mr. Zepponi to review the changes which were made as a result from the settlement between Caliber Builders and Northgate, and Mr. Zepponi spoke about the revisions which fell into that category.

Additional documents were marked into evidence:

Exhibit A-20: Hillsdale Environmental Commission's final report, dated November 10, 2015.

Exhibit A-21: Letter dated February 18, 2016 from Ms. Bailey to Mr. Keller regarding final site plan approval

Mr. Zepponi stated that Caliber Builders will seek approval from Washington Township prior to constructing anything in that municipality. Mr. Zepponi also opined that both Phase I and Phase II plans contain no substantial changes from the preliminary approved plan; the key elements of the current plan are identical to the preliminary plan.

The meeting was then opened to the public. Nancy Saccente, Esq., Counsel for Kim and Janice Hogrefe requested additional time for her and the Hogrefe's engineer, Paul Lapatka, to cross examine Mr.

Zepponi's testimony. Ms. Nabbie explained that there will be an additional public hearing on this application and Ms. Saccente and Mr. Lapatka will have the opportunity to cross examine Mr. Zepponi's testimony at that time.

Laura Landesman of 297 Ell Road (Lot 10) had questions pertaining to trees. Theresa Pendergast of 281 Ell Road (Lot 8) had questions related to trees and drainage. The meeting was then closed to the public.

Ms. Bailey requested to move Exhibit A-11 and Exhibit A-21 into evidence. Ms. Nabbie asked if anyone had an objection. Ms. Saccente stated that she had no objection but needs a copy of Exhibit A-20 and Exhibit A-21.

At this time, the application was carried to a special hearing date of March 28, 2016 at 7:00pm. Ms. Bailey waived the time frame for the Board to act until March 28, 2016 at 7:00pm. Ms. Nabbie announced that the application is hereby carried to March 28th at 7:00pm in these chambers and there will be no further notice.

The meeting was adjourned at approximately 10:35pm.

Respectfully submitted,

Caitlin Chadwick
Deputy Secretary