

MINUTES OF THE SEPTEMBER 8, 2016 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE

MEMBERS PRESENT: E. Lichtstein, F. Franco, Z. Horvath, G. Biener, M. Kates, E. Alter
Councilman F. Pizzella, Mayor D. Frank, Chairman M. Giancarlo

MEMBERS ABSENT: J. Miano, Vice Chairwoman Calabria

EMPLOYEES PRESENT: N. Nabbie, Esq., Board Attorney
C. Statile, P.E., Board Engineer
P. Grygiel, P.P., Board Planner
C. Chadwick, Deputy Board Secretary

Chairman Giancarlo called the meeting to order with a reading of the Open Public Meetings Statement at approximately 7:30pm.

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

As no one wished to speak, the meeting was closed to the public.

MEETING MINUTES:

The *August 23, 2016 Meeting Minutes* were approved by the Board.

INVOICES:

Invoices from C.P. Statile, P.A. and Gittleman, Muhlstock & Chewcaskie were approved by the Board for payment.

RESOLUTIONS:

Resolution No. 2016-18; Zandonella; Block 1412, Lot 6; 97 Stockton Street

Bulk 'c' Variance Application for fence height for new fence was approved by the Board.

Revised Resolution No. 2016-12; John C. Paterno; Block 1205, Lot 8; 279 Broadway

Major Site Plan with Variances Application was approved by the Board.

Resolution No. 2016-19; Nancy Culhane; Block 1112, Lot 5; 33 Glendale Drive

Bulk variance application for impervious coverage for a sun room addition to a single family dwelling was approved by the Board.

DISCUSSION

Planning Board Recommendations to Council

The Board discussed the list of recommendations which are to be presented to the Hillsdale Mayor and Council. The age of property surveys used for variance applications was discussed, specifically what constitutes a "current" property survey. Board Engineer Statile stated 3 -5 year old surveys are fine. Sustainability Guidelines were also discussed; Ms. Kates requested the word "compel" be changed to "encourage" in the recommendations list. Mayor Frank requested a legal definition of "family."

COMPLETENESS REVIEW:

PZ-09-16; PSE&G Substation – Phase III; Block 1212, Lot 14; 295 Patterson Street

Board Engineer Statile explained the nature of this application to the Board. This is Phase III of PSE&G's substation project; the application is for a major site plan with use variance and bulk variances. The project consists of a new gas insulated switch (GIS) building, a new control house, a new switch gear building and electrical work on the ground. The project will span PSE&G's lot, plus some of the public right-of-way, and some of Waste Management's property for staging, totaling 5.4 acres for the substation proper. Mr. Statile stated the Board's architectural subcommittee has been meeting with PSE&G regarding the physical appearance of the tall GIS building and concrete transformer protection walls which will be 25 feet high on the street side. Mr. Statile reported that the Board's committee and architect for this application came to an agreement with PSE&G about the building appearance; there will be a rendering presented. A Board member asked about the public right-of-way and Mr. Statile and Mayor Frank explained that the Borough is vacating the street to PSE&G although the Borough has not yet vacated it pending the application outcome. Mr. Alter asked about easements. Dr. Lichtstein asked about the realignment of Patterson Street. Mr. Statile explained this will be discussed at the scheduled public hearing and stated PSE&G is elevating the substation off the ground to protect against flooding and much of the wiring will be underground which will eliminate some poles on the property.

The application is scheduled for a public hearing date of September 27, 2016 at 7:30pm.

CLOSED SESSSION:

Affordable Housing

At 8:09 pm, Mr. Horvath made a motion to go into closed session. The Board was in favor of the motion. Board Attorney Nabbie announced that formal action may or may not be taken.

At 8:44pm, the Board returned from Closed Session and Ms. Nabbie announced that no formal action was taken by the Board.

PUBLIC HEARINGS:

PZ-06-16; Andrew Dellaquila; Block 1622, Lot 3; 303 Evergreen

Use and Bulk Variance Application for a second story addition to existing dwelling

Counsel for the Applicant – Robert J. Mancinelli, Esq.

Robert J. Mancinelli, Esq. of Rubenstein, Meyerson, Fox, Mancinelli, Conte & Bern, P.A., was sworn in.

Mr. Mancinelli explained to the Board that his clients left as they thought they were being heard after the Nolan Partnership application. Mr. Mancinelli requested an adjournment to the next meeting. Chairman Giancarlo explained to Mr. Mancinelli that the next available date is October 27. Mr. Mancinelli extended the time for the Board to act until October 27, 2016. Board Attorney Nabbie announced that this application will be carried to October 27, 2016 at 7:30pm and the public will not receive any further notice.

PZ-13-15; The Nolan Partnership; Block 1523, Lot 3; 262-270 Broadway

Use Variance for rental apartments in the commercial district in pre-existing commercial building

Counsel for the Applicant – Robert Mancinelli, Esq.

Mr. Mancinelli began by discussing a Certificate of Occupancy issued in 1991. The exhibit list from the previous public hearing was established:

Exhibit A-1: Landscape Plan prepared by Peter B. Cooper & Associates dated

April 1, 2015, revised to August 14, 2016.
Exhibit A-2: Engineering Plans prepared by MCB Engineering Associates, LLC, dated
May 26, 2015 revised to August 16, 2016.

The 1991 Certificate of Occupancy was then marked **Exhibit A-3**.

Mr. Mancinelli and the Board discussed the validity of the 1991 Certificate of Occupancy.

Mr. Peter B. Cooper of Peter Cooper & Associates, 14 Overbrook Road, Ramsey, NJ was sworn in to testify. Mr. Cooper discussed architectural plans which were marked into evidence at that time:

Exhibit A-4: Architectural Plans revised August 14, 2016 & revised September 8, 2016

Mr. Cooper distributed the new plans to the Board and reviewed the four categories of changes made since the first submittal. Major changes made involved parking, the walkway on site, lighting, and the border on the Eastern side of the property. Mr. Cooper addressed all of Board Engineer Statile's review comments and concerns. The landscape buffering on site was also discussed by Mr. Cooper and the Board. The Board had an opportunity to question the witness. Additional documents were marked into evidence:

Exhibit A-5: Photographs taken looking directly south from the parking lot area

Exhibit A-6: Photographs taken looking southwest to Broadway from the parking lot area

It was confirmed that the dumpster area will be enclosed with a fence.

At this time the meeting was opened to the public. Jeff Schmoyer of 55 Wilts Avenue, Hillsdale was sworn in and asked how high the proposed giant arbutus will grow in the future. Mr. Cooper replied it will grow 15-25 feet depending on how it is pruned. Mr. Schmoyer also had questions regarding lighting and setbacks. The meeting was then closed to the public, as no one else wished to question the witness.

Patrick McClellan of MCB Engineering Associates, LLC, 11 Furler Street, Totowa, NJ was sworn in to give testimony. The revised engineering plans were then marked into evidence as **Exhibit A-7**. Mr. McClellan reviewed the changes made to the plans, stating there was a reduction of park space areas and parking space number one was relocated. Although there are now 12 parking spaces instead of 13, the parking is still in compliance with RSIS which only requires 8 parking spaces. Mr. McClellan continued, stating there is a double inlet and the refuse area was relocated. Site lighting was also discussed. Mr. McClellan also addressed all comments and concerns outlined in Mr. Statile's review letter. Mr. McClellan confirmed these changes reduce impervious coverage by 5,000 sq ft. and the building footprint will remain the same. The curbing will remain in place to protect the neighbors' properties from flooding and water will run in a southerly direction; everything is directed to the double inlet.

The meeting was again opened to the public. Mr. & Mrs. Schmoyer of 55 Wilts Avenue, Hillsdale asked questions regarding the curbs, lighting, as well as the impact this will have on their property. These concerns were all addressed by Mr. McClellan and the meeting was closed to the public.

Mr. Mancinelli waived the statutory time frame for the Board to act until October 27, 2016. Board Attorney Nabbie announced that this application will be carried to October 27, 2016 at 7:30pm and the public will not receive any further notice.

The meeting was adjourned at 10:15pm.

Respectfully submitted, Caitlin Chadwick - Deputy Secretary