

**MINUTES OF THE APRIL 24, 2018 PLANNING BOARD MEETING  
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E. Lichtstein, Councilman Pizzella, F. Franco, Mayor Ruocco  
M. Kates, S. Raymond, D. Burlison, S. Riordan

MEMBERS ABSENT: E. Alter, Vice Chairwoman Miano, Chairman Giancarlo

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

MINUTES:

The *April 12, 2018 Meeting Minutes* were approved by the Board.

INVOICES:

Invoices from *Gittleman, Muhlstock & Chewcaskie* were approved for payment by the Board.

BOARD BUSINESS:

*Housing Element and Fair Share Plan*

Borough Planner Darlene Greene of Maser Consulting stepped forward to speak about the Housing Element and Fair Share Plan, and its voluminous Appendix. Mr. Raymond informed the Board he has a conflict of interest due to owning property within 200 ft. of those involved in the Housing Element & Fair Share Plan, and recused himself. Ms. Greene spoke about the settlement agreement which the judge approved and deemed fair and reasonable. Ms. Greene spoke in greater detail about the analysis, settlement negotiation, and criteria for this matter. She also explained the rules for vacant land adjustment, of which only three properties met all the criteria, and reviewed Hillsdale's RDP number. Ms. Greene also reviewed the amount of total credits the Borough is receiving, as well as the amount of bonuses, and how each number is determined. Specifically, Ms. Greene reviewed these numbers in relation to major development applications which the Board previously approved. Regarding the Appendix and its documents, Ms. Greene explained to the Board that many of the documents contained therein were required to be attached; she also reviewed in detail the Appendix's contents, which included updated Borough ordinances.

The meeting was then opened to the public. As no one wished to ask questions of Ms. Greene, the meeting was closed to the public.

The Board then had the opportunity to ask questions. Acting Chairman Dr. Lichtstein asked about underground parking, specifically parking underneath a building of residential units. There was a discussion regarding same. Acting Chairman Dr. Lichtstein also spoke about his and the Board's discomfort regarding

the ordinances, as the Board had absolutely no input on them. Ms. Greene stated the Board is currently only being asked to approve the Housing Element and Fair Share Plan, and endorse the spending plan. The ordinances contained in the Appendix are currently in draft form. As the ordinances get approved they will be replaced in the Appendix, and they will first be referred to the Board for comments and review. However, the Board cannot make any changes to the ordinances, they can only make comments and it is the Mayor and Council's decision to incorporate the comments or not.

The meeting was opened to the public. Scott Raymond of 8 Cottage Place, Hillsdale stepped forward to speak. Mr. Raymond complimented Ms. Greene's work on the Housing Element and Fair Share Plan, stating it's a good plan for the good of the Borough. However, he stated the Board should perhaps spend more time looking at the document before making a decision. Mr. Raymond expressed that earlier, Ms. Greene stated other entities prohibited the Board from receiving these documents in a more timely manner and he asked what those factors were. Ms. Greene stated that other entities which were supposed to write various aspects of the document did not submit the writing by the due date, which delayed other aspects of the document as well.

The amount of "credits" the Borough has was discussed. The Waste Management site was discussed. The Board then took a brief recess.

***PZ-03-18; Stephen Riordan; Block 1406, Lot 35; 79 Large Avenue***

***Bulk variance application for new patio, walkway and driveway addition to single-family dwelling***

Upon return from recess, Acting Chairman Dr. Lichtstein announced that the Board will need to carry the application which was scheduled for a public hearing this evening due to the increasingly late hour. For procedural reasons, Mr. Riordan left the dais and stepped behind the podium. Re-scheduling of the matter was discussed. Board Attorney Nabbie made a formal announcement stating the application is hereby carried to May 22<sup>nd</sup>, 2018 at 7:30pm and the public will not receive any further notice.

***Housing Element and Fair Share Plan***

The Board returned to its previous discussion of the Housing Element and Fair Share Plan. Board Attorney Nabbie stated she recommends the Board make a motion to adopt the Housing Element and Fair Share Plan and Appendix with the exception of the ordinances contained therein; and endorse the spending plan. Councilman Pizzella made a motion to adopt the Housing Element and Fair Share Plan and Appendix with the exception of the ordinances contained therein; and endorse the spending plan. This motion was seconded by Ms. Kates. The Board was polled and the motion passed.

**COMPLETENESS REVIEWS:**

***PZ-04-18; Frederick & Kathleen Wenzler; Block 1116, Lot 7; 33 Maple Ave.***

***Bulk variance application for two additions to an existing single family dwelling on a corner not***

Board Engineer Statile explained to the Board the nature of this application and deemed it complete. It is scheduled for a public hearing date of June 14<sup>th</sup>, 2018 at 7:30pm.

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

The meeting was adjourned at approximately 10:15pm.

Respectfully submitted,

Caitlin Chadwick  
Deputy Secretary