

**MINUTES OF THE AUGUST 13, 2020 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E. Lichtstein, E. Alter, M. Kates, J. Miano, S. Raymond, S. Riordan
Chairman M. Giancarlo, Councilman Z. Horvath, D. Burleson
D. Friedman, Mayor J. Ruocco

MEMBERS ABSENT: D. Burleson

EMPLOYEES PRESENT: N. Nabbie, Esq., Board Attorney
C. Statile, P.E., Board Engineer
T. Behrens, Board Planner
E. Madger, Acting 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):

Meeting was open to the public.

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

APPROVAL OF MINUTES

The minutes of June 23, 2020 were approved by the Board.

COMPLETENESS REVIEWS

**PZ-03-20, Block 1407, Lot 14 Bergen County United Way/Madeline Housing Partners, LLC,
40 Central Avenue**

Multi-Family (3 units) Group Home, Use and Bulk Variances

Mr. Statile outlined the application and stated the application could be deemed complete. Council President Horvath and Mayor Ruocco recused themselves from the discussion. Motion to schedule hearing by Dr. Lichtstein and seconded by Chairman Giancarlo. The application was set with a hearing date of September 10, 2020.

PZ-04-20, Block 1510, Lot 30, John Kellenberger: Owner & Applicant 281 Raymond Street
Single-Family Home Addition with Site Improvements, Use (FAR) and Bulk Variances

Mr. Statile outlined the application and stated the application could be deemed complete. Council President Horvath and Mayor Ruocco recused themselves from the discussion. Motion to schedule hearing by Ms. Kates and seconded by Vice Chairwoman Miano. The application was set with a hearing date of September 22, 2020.

PUBLIC HEARINGS:

PZ-06-18 Block 1308, Lots 15 & 16, RJN 333, LLC, Applicant, 333 Washington Ave.
3-Lot Major Subdivision with Bulk Variances

Mr. Statile and Mr. Behrens were sworn in.

Counsel for the Applicant – Russ Huntington, Esq.

Mr. Huntington gave background information on the application.

Ms. Nabbie confirmed the Board has jurisdiction over the application. Michael Hubschman, P.E., the applicant's engineer, was sworn in and accepted as an expert witness.

Mr. Huntington presented witness Mr. Hubschman, who gave engineering testimony on the nature of the variances being sought. Mr. Hubschman stated his firm has prepared the submitted documents for the application. Mr. Behrens and Mr. Statile questioned the applicant regarding modifications and submitted reports.

Exhibit A-7: Subdivision Plans by Hubschman Engineering, 5 Sheets dated March 8, 2019, revised to March 10, 2020

The Board then had the opportunity for questions and comments of Mr. Hubschman. Conditions of approval were discussed. The requested variances were confirmed.

Meeting was open to the public.

Wendy Damiano, of 334 Washington Avenue, Hillsdale, provided comments.

Ray Montanaro, 305 Washington Avenue, Hillsdale, provided comments and questioned the applicant.

Meeting was closed to the public.

The Board questioned Mr. Hubschman

Mr. Huntington presented witness Mr. Meumann. Brad Meumann, the applicant's landscape architect, was sworn in and accepted as an expert witness.

Exhibit A-8: Landscape Plan by Meumann Associates, dated March 12, 2020

Mr. Meumann discussed the proposed landscaping for the project.

Mr. Statile and Mr. Behrens provided comments and questions. The Board then had the opportunity for questions and comments of Mr. Meumann. There was a discussion regarding changes to the landscaping plan. Mr. Huntington stated that the applicant would accept as a condition that a revised landscaping plan would need to be submitted and approved by the Board.

Meeting was open to the public.

There being none, the meeting was closed to the public.

Mr. Huntington presented witness Mr. Bruno. Joseph Bruno, AIA, the applicant's architect, was sworn in and accepted as an expert witness.

Exhibit A-9: Architectural Plans by Joseph Bruno, AIA, 5 Sheets dated March 12, 2020

Exhibit A-10: Color Rendering, RJN 333, LLC

Mr. Bruno gave testimony on architectural features of the proposed dwellings.

The Board then had the opportunity for questions and comments of Mr. Bruno. Mr. Statile and Mr. Behrens provided comments and questions.

Meeting was open to the public.

Ray Montanaro, 305 Washington Avenue, Hillsdale, provided comments.

Meeting was closed to the public.

The Board then had the opportunity for additional questions and comments of Mr. Bruno. Exhibit A-10 was shown to the public.

Chris Woodford, 314 Washington Ave, Hillsdale, asked questions regarding exhibit A-10.

Mr. Huntington presented witness Ms. Bogart. Brigette Bogart, P.P., the applicant's planner, was sworn in and accepted as an expert witness. Ms. Bogart gave planning testimony regarding the application.

Mr. Behrens provided comments and questions. Mr. Behrens provided proofs to the Board for consideration. The Board had the opportunity to question Mr. Behrens. Mr. Statile provided testimony regarding road closure.

The Board then had the opportunity for questions and comments of Ms. Bogart. There was a discussion regarding lot widths of the proposed lots.

Meeting was open to the public.

Chris Woodford, 314 Washington Ave, Hillsdale, asked questions of Ms. Bogart regarding her testimony and provided comments.

The meeting was closed to the public.

Mr. Huntington presented witness Bob Nagler, the property owner.

The Board then had the opportunity for questions and comments of Ms. Nagler.

Meeting was open to the public. There being none, the meeting was closed to the public. The applicant's testimony was concluded.

Meeting was open to the public.

Ray Montanaro, 305 Washington Avenue, Hillsdale, provided comments.

Wendy Damiano, of 334 Washington Avenue, Hillsdale, provided comments.

Chris Woodford, 314 Washington Ave, Hillsdale, provided comments.

Meeting was closed to the public.

Ms. Nabbie detailed conditions of the Resolution to the Board. The Board discussed details of the fencing. The Board was given the opportunity to question the Board Professionals.

Eligibility of voting members was confirmed. The Board provided additional comments.

Mr. Raymond made a motion to approve the application which was seconded by Ms. Miano. The Board was polled and the motion passed with six affirmative votes and zero negative votes; the application was approved.

BOARD BUSINESS:

There was a discussion regarding the Borough Redevelopment Committee.

There was a discussion regarding having the names of Board members indicated voting records on the resolutions.

There was a discussion regarding escrows and fees for applications.

The meeting was adjourned.

Respectfully submitted,

Statile Associates Consulting Engineers and Planners