

**MINUTES OF THE DECEMBER 3, 2019 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E. Lichtstein, E. Alter, M. Kates, Vice Chairwoman J. Miano, F. Franco, S. Raymond, S. Riordan, Chairman M. Giancarlo, Mayor J. Ruocco

MEMBERS ABSENT: D. Burluson, Councilman Z. Horvath

EMPLOYEES PRESENT: N. Nabbie, Esq., Board Attorney
C. Statile, P.E., Board Engineer
R. Preiss, P.P., Board Planner
C. Ryan, Board 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):

At this time, the meeting was closed to the public.

DISCUSSION:

2020 Planning Board Meeting Schedule

Board Attorney Nabbie informed the Board she has conflicts with several proposed meeting dates. The meeting schedule was therefore amended to accommodate Ms. Nabbie and the changes will be reflected in the 2020 meeting schedule.

The meeting dates for 2020 will be as follows: January 9th, January 28th, February 13th, February 25th, March 12th, March 24th, April 23rd, April 28th, May 14th, May 26th, June 11th, June 23rd, July 9th, July 28th, August 13th, August 25th, September 10th, September 22nd, October 8th, October 27th, November 12th, November 24th, December 1st, December 10th.

PUBLIC HEARINGS:

PZ-06-18 Block 1308, Lots 15 & 16, RJN 333, LLC, Applicant, 333 Washington Ave.

Four-Lot Major Subdivision with Bulk Variances

Board Attorney Nabbie announced that the application is adjourned to December 12, 2019 for scheduling purposes and no further notice will be provided to the public.

PZ-04-19; Block 1201, Lots 5-7; Built for Success; 10 Orchard Street

Major Site Plan with Use & Other Variances application for two-story apartment building of 30 residential units

Mayor Ruocco recused himself at this time.

Counsel for the Applicant – Jennifer Knarich, Esq.

Traffic engineer Andrew Villari, P.E. of Stonefield Engineering returned to answer any questions from the Board and public regarding his testimony given on November 14th. An updated memo from the police department was discussed and reviewed. The intersection of Orchard Street and Patterson Ave was discussed. Mr. Villari explained to the Board that based on the traffic study he conducted, there were a total

of six accidents over three years or one accident per every two million vehicles. There were no fatalities associated with these accidents and this rate of accident occurrence is considered low frequency. The intersection therefore does not warrant any improvement given the low accident frequency. Four of the six accidents were left hand turn accidents as well as one rear-end accident caused by westbound traffic on Orchard Street. It was confirmed traffic counts were conducted. Mr. Franco and Mr. Villari had a discussion regarding visibility at this intersection. Board Engineer Statile stated both Mr. Franco and Mr. Villari are correct in their discussion; he also dislikes the amount of visibility at the intersection but Mr. Villari is correct as well and the collected data backs his point. It was confirmed all of the data Mr. Villeri used to conduct his traffic study was provided to him by the Hillsdale Police Department.

John Szabo Jr. of Burgis Associates was sworn in as the professional planning witness. Mr. Szabo provided and reviewed photographs of the subject property and the surrounding sites. He also reviewed each category of statutory reasons and criteria. It was confirmed the house was built in 1907, prior to any land use laws in New Jersey which occurred around 1929 or 1930. It was also confirmed the applicant is not claiming hardship.

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

The Board entered a brief recess at 10:58pm and returned at 11:06pm.

Board Attorney Nabbie announced the application will be carried to December 12th at 7pm and no additional notice will be provided to the public; the announcement serves as notice. The applicant waived all statutory time frame for the Board to act until December 12th.

It was confirmed the Board will vote on the 2020 meeting schedule at its next meeting.

The meeting was adjourned at 11:10pm.

Respectfully submitted,

Caitlin Ryan
Deputy Secretary