

PLANNING BOARD OF THE BOROUGH OF HILLSDALE
RESOLUTION NO. 2024-19
MASTER PLAN CONSISTENCY REVIEW

In the matter of Ordinance No. 24-15.

WHEREAS, the Mayor and Council of the Borough of Hillsdale have introduced Ordinance No. 24-15, which would enact certain amendments to the Hillsdale-Patterson Street Redevelopment Plan, previously adopted via Ordinance No. 20-15 and amended by Ordinance No. 22-11; and

WHEREAS, in accordance with N.J.S.A. 40A:12A-7(e), the Mayor and Council of the Borough of Hillsdale adopted Resolution No. 24270 referring Ordinance No. 24-15 to the Planning Board of the Borough of Hillsdale (the "Board") to review for consistency with the Borough Master Plan; and

WHEREAS, the Board conducted such a review during its regular meeting held on October 22, 2024, in-person, in accordance with the Municipal Land Use Law and the Open Public Meetings Act, at which time the Board heard the testimony of Francis Reiner, L.L.A., P.P. of DMR Architects, the Borough Planner, and received additional clarifications from Joseph Baumann, Esq., Borough Redevelopment Counsel; and

WHEREAS, the Board also reviewed the report prepared by its Professional Planner, Tom Behrens, Jr., P.P., A.I.C.P. of Burgis Associates, Inc. dated October 14, 2024, and considered the comments made by Mr. Behrens and the Board Engineer, Christopher P. Statile, P.E. of C.P. Statile, P.A., during the October 22, 2024 meeting; and

WHEREAS, having considered all information and testimony provided, as well as comments received from members of the public, the Board has made the findings set forth below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the Borough of Hillsdale makes the following findings with respect to Ordinance No. 24-15:

1. The Board finds Ordinance No. 24-15, enacting certain amendments to the Hillsdale-Patterson Street Redevelopment Plan as set forth therein, to be substantially consistent with the Master Plan of the Borough of Hillsdale.

2. The Board makes the following recommendations with respect to the proposed amendments to the Hillsdale-Patterson Redevelopment Plan:

a. In Section VII.A of the Redevelopment Plan, within the definition of "Vehicle Storage," the Board recommends that additional provisions be added to prohibit the use of vehicle stackers and the open

storage of materials, chemicals, equipment, and items other than vehicles.

- b. In Section IX.A.3.g of the Redevelopment Plan, the Board recommends that the increased impervious coverage limit of 85% on Block 1208 be applicable solely to self-storage use, and that residential use continue to be limited to 65%.
- c. In Section XI.A.6.b of the Redevelopment Plan, the Board recommends that the landscaped buffer for vehicle storage use on Block 1209 be located on the property to be developed and not within the Borough right-of-way.
- d. In Section X.A.3.g of the Redevelopment Plan, the Board understands that the Borough's intent is to prohibit multiple vehicular access points within a single lot frontage. Accordingly, the Board recommends that this Section include language to explicitly set forth such a prohibition.
- e. In Section XII.A.1.a.ii of the Redevelopment Plan, the Board recommends that the exemption from the prohibition of barbed wire, electrical, chain-linked and vinyl fences for properties within the flood hazard area be eliminated and that decorative fencing be required for all uses.
- f. In Section XV.B.2 of the Redevelopment Plan, the Board recommends that the minimum requirement of 65% brick and glass be applicable to all building facades, not just the facades facing a public street. The Board further recommends that EIFS and stucco materials be prohibited on all building facades.
- g. The Board recommends that the following maps be corrected within the Redevelopment Plan:
 - i. Map 6 on pages 15 and 50 of the PDF should be updated to reflect the new impervious coverage requirements.
 - ii. Map 8 on pages 16 and 52 of the PDF should be updated to reflect the new self-storage tract area requirement.
 - iii. Map 9 on pages 25 and 53 of the PDF should be updated to reflect the elimination of the sidewalk requirement for Block 1209.
 - iv. The boundary of the FEMA 100-year floodplain depicted on Map 11 should be confirmed.

IT IS HEREBY CERTIFIED that this is a true and correct copy of a Resolution adopted by the Planning Board of the Borough of Hillsdale upon a roll call vote at a meeting held on November 14, 2024.

A copy of this Resolution shall be given to the Mayor and Council of the Borough of Hillsdale, Borough Redevelopment Counsel, and Borough Clerk.

ATTEST:

SO APPROVED:

Scott Raymond, Secretary

Meredith Kates, Chairwoman

BOROUGH OF HILLSDALE PLANNING BOARD

VOTING

<u>BOARD MEMBER</u>	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>
Meredith Kates, Chairwoman			
Stephen Riordan, Vice Chairman			
Scott Raymond, Board Secretary			
Michael Sheinfield			
Janetta Trochimiuk			
Ed Alter			
Daniel Friedman			
Seth Griep			
Gia Guzman			

<u>ALTERNATE BOARD MEMBERS</u>	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>
Arthur Weinberg - Alter. I			
Stephen Sammarco - Alter. II			

Voted on November 14, 2024.