

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

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

MEMBERS ABSENT: None

EMPLOYEES PRESENT: N. Nabbie, Esq., Board Attorney
C. Statile, P.E., Board Engineer
L. Leheny, P.P., Acting Board Planner
C. Ryan, Interim 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 *January 28, 2020 Regular Meeting Minutes* were approved by the Board.

BILLS:

Invoices from *Cleary, Giacobbe, Alfieri, Jacobs*; and *Phillips, Preiss, Grygiel* were approved by the Board for payment.

RESOLUTIONS:

Resolution No. 2020-8 Appointment of Daniel C. Friedman, AIA as a Member of the Hillsdale Planning Board

A motion was made by Mayor Ruocco and seconded by Councilman Horvath to adopt the resolution. The Board was polled and the motion passed. The resolution was adopted.

CAPITAL PROJECT REVIEW:

Proposed Softball Dugout Installations at Pascack Valley High School; 200 Piermont Ave.

Board Engineer Statile and Acting Board Planner Leheny were both sworn in. Patrick Donohue and Sean McKenna of Pascack Valley High School appeared before the Board to explain their upcoming endeavor of installing new dugouts at the high school softball field. The proposed dugouts are pre-fabricated athletic dugouts for the girls softball field, a field which never had dugouts before. The dugouts will come fully assembled and based on slabs. It was confirmed one dugout is slightly larger in size which is for storage purposes and will be placed for the away team to use during games. It was also confirmed the pre-fabricated design for the dugouts did not include screening however the high school will be installing new fences which will serve the same

protection purposes.

The meeting was opened to the public. As no one wished to speak, the meeting was closed to the public. Board Engineer Statile reminded the Board their responsibility is to ensure this lines up with the Borough's Master Plan, which he opined that it does.

Due to the use variance nature of the upcoming public hearing, Mayor Ruocco and Councilman Horvath recused themselves.

PUBLIC HEARINGS:

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 24 residential units

Counsel for the Applicant – Jennifer Knarich, Esq. of Price Meese

Ms. Knarich began by reviewing for the Board the topics which were discussed at the last public hearing prior to this continuation specifically, the reduction of the number of proposed units from 30 to 24. The first witness was Sean McClellan, P.E. who was sworn in. Mr. McClellan reviewed the changes made to the plans involving the reduction of units. He also addressed all comments and concerns outlined in Board Engineer Statile's review letter. The details of same were discussed at length. Snow removal, trees, and parking on the site were discussed.

During the testimony, a question arose whether or not this would be considered a new hearing. Board Attorney Nabbie opined that this is a continuation of the previous public hearing as the applicant did not make any substantial changes to the plans.

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

The second witness was Mr. Robert Zampolin who was sworn in as the architect. Mr. Zampolin reviewed for the Board the details of the architectural plan for the proposed units. He spoke in detail regarding the bedroom distribution, the affordable housing units, and the aesthetic features of the exterior of the building. Mr. Zampolin will bring an architectural rendering to the next hearing for the Board to review. Placement of the affordable housing units was also discussed in relation to the proximity of the railroad tracks.

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

The third and final witness for the evening was Bradley Meumann, who was sworn in as the landscape architect. Mr. Meumann reviewed the details of several documents which were marked as follows:

- Exhibit A-19: Submitted Plan revised 1/19/20 enlarged and colorized
- Exhibit A-20: Concept View A dated 2/13/20
- Exhibit A-21: Concept View B dated 2/13/20
- Exhibit A-22: Fencing option, undated

Mr. Meumann confirmed the fencing could have PVC wood grain texture and would include sound proofing. The Board discussed with Mr. Meumann and Mr. Statile height options for the fence.

Ms. Kates recused herself at 9:10pm.

The Board continued to discuss the landscape architectural aspects of the proposed project with Mr. Meumann. The meeting was opened to the public at this time. As no one wished to speak, the meeting was closed to the public.

Ms. Knarich confirmed she has one remaining witness – the professional planner. It was confirmed the planner will be available on February 25th. Ms. Knarich confirmed the applicant waives the statutory time frame for the Board to act. Ms. Nabbie made a formal announcement the application is hereby carried to February 25, 2020 at 7:30pm; the public will not receive additional notice, the announcement serves as notice. The application was thereby carried to February 25, 2020.

Due to the nature of the upcoming closed session, the Interim Deputy Secretary recused herself at this time.

CLOSED SESSION:

Pending Litigation

The Board entered closed session at this time.

Respectfully submitted,

Caitlin Ryan
Interim Deputy Secretary