

**MINUTES OF THE FEBRUARY 25, 2020 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT: M. Kates, D. Friedman, Councilman Z. Horvath

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

Chairman Giancarlo called the meeting to order with a reading of the Open Public Meetings Statement at approximately 7:45pm.

OPEN TO PUBLIC (for matters not on the Agenda):

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

MINUTES:

The *February 13, 2020 Meeting Minutes* were approved by the Board.

BILLS:

Invoices from *C.P. Statile, P.A.* were approved by the Board for payment. Invoices from *Phillips, Preiss, Grgyiel* were tabled for the next meeting as some Board members did not have a chance to review them prior to the meeting.

COMPLETENESS REVIEW:

PZ-01-20; Block 1501, Lot 2; Ilda & Edward Beja; Niza LLC; 330 Broadway
Use Variance application to occupy commercial space with a residential unit

The Board determined in conjunction with Board Engineer Statile's completeness reviews, it will now participate in the review process by discussing whether or not additional information is needed prior to a public hearing and conduct a vote on whether or not an application is complete.

Mr. Statile informed the Board the application is complete, subject to the applicant's submission of photographs, denial letter if available, and architectural plans. The Board inquired about the checklist for variance applications and Mr. Statile explained that checklists for all types of applications are always attached to the Planning & Zoning Board application form. The Board requested the Deputy Secretary circulate the application form and checklists. They also determined they will further evaluate the application for completeness at the next scheduled meeting of March 12, 2020.

Due to the use variance nature of the upcoming application, Mayor Ruocco recused himself at this time.

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 informed the Board the only remaining expert witness testimony is that of the architect and professional planner. Board Attorney Nabbie informed Ms. Knarich and the applicant(s) that the Hillsdale Board Planner withdrew his name from consideration for the Board Planner position, and neither he nor anyone from his firm are present this evening on the Board's behalf. Thus, the Board is without a professional planner for rebuttal to the applicant's planner's testimony and as a result that testimony will need to be postponed. Ms. Knarich stated she would request the architect still be permitted to move forward with the remainder of his testimony. Chairman Giancarlo and Ms. Nabbie stated the Board will interview for the Board Planner position at its March 12th meeting. Ms. Knarich requested her client's professional planner be permitted to give testimony at the March 24th meeting, which the Board agreed to. Dr. Lichtstein stated given the inconvenience of this evening, this applicant should be placed first on the agenda for March 24th; the Board concurred.

Robert Zampolin, architect was sworn in before the Board. Board Engineer Statile was also sworn in. Mr. Zampolin presented colorized architectural renderings that were marked Exhibit A-23. He reviewed the exterior colors and materials of the building including window details, roofing, siding materials, etc. Mr. Zampolin also presented samples of the materials being used, specifically the hearty plank. The exterior of the building will feature real brick, not brick veneer. There was a discussion regarding spray foam insulation; Mr. Zampolin explained it works very well as sound proofing albeit more expensive than other types of insulation.

At this time, the meeting was opened to the public. As no one wished to speak, the meeting was closed to the public. Mr. Statile inquired about generators; it was confirmed there will not be any generators on the site.

As this concluded Mr. Zampolin's testimony and there were no additional questions presented to him, Ms. Nabbie made a formal announcement that the application is carried to March 24th, 2020 and the public will not receive further notice. Ms. Knarich stated the applicant waives the statutory time frame for the Board to act.

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

Four-Lot Major Subdivision with Bulk Variances

Ms. Nabbie made a formal announcement that the application is carried to March 24th, 2020 and the public will not receive further notice. The Board received a letter from the applicant's attorney stating the applicant waives the statutory time frame for the Board to act.

BOARD BUSINESS:

The position of Board Planner was discussed by the Board. Additional submissions were sent to the Board in response to the second request for qualifications for the position, published on January 31, 2020 in both *The Record* and *The Ridgewood News*. As Phillips Preiss Grygiel's submission was withdrawn by Mr. Preiss, the sole remaining response was from Burgis Associates. Chairman Giancarlo opened the submission. It was determined the Deputy Secretary will scan and distribute the submission to the Board via email.

Mr. Alter stated he highly recommends Burgis as he has worked with them previously in River Edge. Mr. Raymond inquired what the proposed rates are in comparison to the amount the Board was already paying for its professional planner. Chairman Giancarlo stated the proposed rates are consistent with what the Board was previously paying; he will disclose the exact amount at a later date if appropriate.

Ms. Nabbie stated she will reach out to Mr. Preiss to see if he is available to complete his role in the 10 Orchard Street hearing as the applicant's professional planner is also employed by Burgis Associates, thus creating a conflict of interest for the prospective Board Planner. The Board discussed their mixed opinions on requesting Mr. Preiss continue his role on pending applications. It was determined if Mr. Preiss declines to continue his role on the pending applications, the Board will appoint a Conflict Professional Board Planner. Mr. Statile stated the Senior Planner at his firm is familiar with the 10 Orchard Street application as she reviewed it for completeness and would be happy to assist the Board. Furthermore, since she previously served as the Board's Planner she is familiar with the Borough's Master Plan and ordinances.

The Board determined it will interview Burgis Associates on March 12th, it's next regularly scheduled meeting.

The meeting was then adjourned.

Respectfully submitted,

Caitlin Ryan
Interim Deputy Secretary