

**MINUTES OF THE FEBRUARY 26, 2019 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E Lichtstein, E. Alter, Councilman Z. Horvath,
F. Franco, Mayor J. Ruocco, M. Kates, S. Raymond, S. Riordan,
D. Burlison, Chairman M. Giancarlo

MEMBERS ABSENT: Vice Chairwoman Miano

EMPLOYEES PRESENT: B. Chewcaskie, Esq., Acting Board Attorney
C. Statile, P.E., Board Engineer
M. Haag, 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):

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

MINUTES:

The *February 13, 2019 Meeting Minutes* were approved by the Board.

COMPLETENESS REVIEW:

*PZ-02-19; Block 503, Lots 9 & 10; Patricia Brady; 105 Pascack Road
Minor Subdivision with Variance Application*

Board Engineer Statile stated the applicant is applying to re-establish the previous dividing line between lots nine and ten. The lots were merged under common ownership and the applicant now seeks to re-subdivide the lots. Bulk variances are also needed. The application is complete and ready to be scheduled for a public hearing. Chairman Giancarlo stated the Board members now have the opportunity to ask Mr. Statile questions regarding the application. Ms. Kates asked if architectural drawings were provided; Mr. Statile responded no dwellings are being proposed, therefore there are no architectural drawings for the application. Although drawings are required under the variance application checklist, this application is a minor subdivision where the applicant seeks to re-establish the dividing line; the variances needed are due to the lots being undersized. Where an area of 15,000 sq. ft. is required, one lot is 13,920 sq. ft. and the other is 13,600 sq. ft. Mr. Statile also confirmed for the Board that there is currently an existing dwelling on the one lot, and the other lot has always been vacant.

PUBLIC HEARING:

Re-Development

Acting Board Attorney Chewcaskie stated it was determined that the agenda was not as descriptive as it could have been. In reviewing with Municipal Counsel Madaio, it was determined that the hearing tonight should be adjourned to a future date. It was expected that the new hearing date would be March 14th, however the hearing will instead occur at a special meeting of the Board or at

the Board's regularly scheduled meeting of March 26th. Mr. Chewcaskie stated a new meeting date will not be established by the Board this evening, and if anyone in the audience is present for the Redevelopment hearing, there will be additional notice provided both individually and in the newspaper for the established Redevelopment hearing date. Depending on the availability of the planner, the new assigned hearing date will most likely be sometime between March 14th and March 26th. Mr. Chewcaskie also stated that since the hearing will not be conducted this evening, there will be no discussion of factors involving redevelopment due to the fact that it would not be appropriate.

Mr. Chewcaskie confirmed for the Board he had a brief conversation with Mayor Ruocco regarding the notice and the hearing cannot occur earlier than March 14th based upon the notice that has to be given; two separate notices are required. Mr. Chewcaskie also confirmed the Redevelopment hearing can be carried if the Board is unable to complete the public hearing in one meeting as there is no specific time period requirement for hearings to be completed by. Mr. Chewcaskie and Chairman Giancarlo confirmed for the Board that a new date can be decided upon by the following day and there will be email communication to establish everyone's availability for same.

Mr. Chewcaskie explained that the agenda issue, which was only discovered today, was one of technicality as is it only lists "Redevelopment" and should have been more descriptive by including block and lot numbers. Due to the sensitive nature of the topic and process, as much description as possible is necessary. As a few Board members had questions regarding time requirements, Mr. Chewcaskie explained when he refers to there being no time requirements, he means there are no specific time limits for the completion of a redevelopment hearing, however same should be completed as soon as possible based on referrals from the governing body. COAH requirements were briefly discussed as well due to Board members' concerns regarding same.

Chairman Giancarlo stated he was not aware of the agenda being an issue until about 1:00pm today when he was informed by Board Attorney, who had been in communication with the Borough Attorney regarding same.

Mr. Statile requested if a topic or hearing is sensitive in nature, Board Attorney Nabbie, going forward, frame exactly how she wants Deputy Secretary Chadwick to list items on the agenda by providing exact language. Chairman Giancarlo concurred this may be a good idea. It was decided that with hearings of a sensitive nature, Mr. Statile and Ms. Chadwick may contact Ms. Nabbie for her input on what type of language is best on the agenda, and Ms. Chadwick will incorporate same on the agenda. However same is not necessarily a requirement.

The meeting was adjourned at approximately 8:45pm.

Respectfully submitted,

Caitlin Chadwick
Deputy Secretary