

**MINUTES OF THE JANUARY 9, 2020 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT: M. Kates

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

BOARD BUSINESS:

Reappointments

Vice Chairwoman Joanne Miano was reappointed to the Planning Board and sworn in accordingly with an Oath of Office.

Stephen Riordan was reappointed to the Planning Board as a regular member and sworn in accordingly with an Oath of Office.

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

As no one wished to speak, the meeting was closed to the public. Councilman Horvath recused himself at this time.

MINUTES:

The *November 14, 2019 Meeting Minutes*, the *November 26, 2019 Meeting Minutes*, the *December 3, 2019 Meeting Minutes*, and the *December 12, 2019 Meeting Minutes* were all approved by the Board.

INVOICES:

Invoices from *C.P. Statile, P.A.* and *Cleary, Giacobbe, Alfieri, Jacobs* and *Phillips, Preiss, Grygiel* will be voted on at the regularly scheduled January 28, 2020 meeting.

BOARD BUSINESS:

Scheduling of PSE&G Subcommittee Meeting

Appointed Members: Vice Chairwoman Miano, Chairman Giancarlo, and Mr. Riordan

A meeting was scheduled for January 28, 2020 at 6pm at the Borough Hall.

Due to the use variance involved with the upcoming public hearing, Councilman Horvath and Mayor Ruocco

recused themselves 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 30 residential units

Counsel for the Applicant – Jennifer Knarich, Esq.

Ms. Knarich began by giving her summation and informed the Board no experts will be present this evening, as the testimony was concluded during the last public hearing on December 3rd, 2019. As review, Ms. Knarich stated the applicant is requesting preliminary and final major site plan with use variance approval as well as approval for a sign, and lot consolidation. In combination with this, the applicant seeks approval for demolition of the existing residential structures and construction of a new 30-unit residential structure consisting of a mix of bedroom numbers which will include affordable housing units. Ms. Knarich reviewed the improvements being made to the site.

Ms. Knarich stated her client considered the Board's concerns and offers a reduction in density from 30 units to 24 units. Ms. Knarich stated the site design and building footprint will remain unchanged despite the reduction of units. 4 units will be set aside for affordable housing.

Ms. Knarich reviewed the testimony previously given by all experts – architect, engineer, landscape architect, traffic engineer, and planner.

It was confirmed the applicant is proposing 24 units, a change from the 30 previously proposed. It was confirmed no amended application or amended site plan has been submitted. Ms. Knarich confirmed she is amending on the record this evening.

Board Planner Priess and Board Engineer Statile were sworn in. Neither professional had any major concerns or questions regarding the decrease in density. It was confirmed parking will be maintained and four affordable units are being set aside.

Board Attorney Nabbie stated it is not typical to amend plans or an application verbally on the record.

The Board engaged in a brief recess from 9:38pm to 9:44pm. Upon return from recess, Ms. Knarich confirmed the applicant is willing to return to the Board at a later date with revised plans. The application was then carried to February 13, 2020 at 7:30pm pending availability of the applicant's architect and engineer. Ms. Nabbie made a formal announcement that the application will be carried to February 13th and the public will not receive further notice; the applicant waived the time for the Board to act to February 13th.

BOARD BUSINESS:

Refresher Course

Mr. Priess and Ms. Nabbie directed the Board in a review of their duties, roles, and jurisdiction as Board members. Discussion was had regarding the Board's role as it relates to subdivision approval. The differences between major and minor subdivision applications were discussed and specified. The Board was also directed on other types of applications and the role as it relates to those specific applications as well.

The meeting was adjourned at 10:50pm.

Caitlin Ryan
Interim Deputy Secretary