

**MINUTES OF THE JUNE 28, 2022 PLANNING BOARD MEETING (VIRTUAL)
BOROUGH OF HILLSDALE**

MEMBERS PRESENT: Mayor J. Ruocco, Chairman D. Burleson, Z. Horvath,
Vice Chairman S. Riordan, Secretary M. Kates, E. Alter,
D. Friedman, J. MacEwen

MEMBERS ABSENT: J. Miano, S. Raymond, S. Griep

EMPLOYEES PRESENT: M. Stinely, Esq., Board Attorney
C. Statile, P.E., Board Engineer
T. Behrens, Board Planner
E. Madger, Acting Deputy Secretary

Chairman Berleson called the meeting to order at approximately 7:33pm. Secretary Kates recited the Open Public Meetings Statement and Pledge of Allegiance.

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

Meeting was open to the public for comment. There being none, the meeting was closed to the public.

MEETING MINUTES FOR APPROVAL

A motion was made by Ms. Kates and seconded by Mayor Ruocco to approve the meeting minutes of May 12, 2022. The Board was polled and the motion passed.

A motion was made by Mayor Ruocco and seconded by Mr. Alter to approve the meeting minutes of May 24, 2022. The Board was polled and the motion passed.

A motion was made by Ms. Kates and seconded by Mr. Riordan to approve the meeting minutes of June, 2022. The Board was polled and the motion passed.

INVOICES

A motion was made by Mr. Alter and seconded by Chairman Burleson to approve the invoices for Cleary, Giacobe, Alfieri and Jacobs, LLC. The Board was polled and the motion passed.

DEED SIGNATURE

Ms. Stinely spoke regarding the signature of deeds for PZ-010-08, Block 2004, Lots 1 & 2.01, 100 Piermont Avenue/23 Ruckman Road. The deeds are now adequate and the Chairman and Secretary are authorized to sign them.

RESOLUTION

A motion was made by Mr. Alter and seconded by Ms. Kates to approve the Resolution Adopting 2022 Periodic Reexamination Report of the Master Plan and Development Regulations & Master Plan Amendment. The Board was polled and the motion passed.

PUBLIC HEARING

Mr. Behrens, Board Planner, and Mr. Statile, Board Engineer, were sworn in.

PZ-04-22, Block 408, Lot 1

363 Wierimus Road, Edward Rilli

Mr. Joseph Bruno, Architect and Mr. & Mrs. Rilli, applicants were sworn in.

Mr. Bruno stated his qualifications for the Board was accepted as an expert witness. Mr. Bruno gave an overview of the existing non-conformities on the property, the proposed improvements, the proposed floor plans, and proposed elevations. He proceeded to provide details on the proposed front and rear yard variances requested.

Board members provided comments and asked questions regarding building and impervious coverages, the front yard setback, the basketball court, the reasons for expansion, trees, and the seepage pit.

Meeting was open to the public for comment. There being none, the meeting was closed to the public.

A motion was made by Mr. Horvath and seconded by Mr. Alter to approve the application with for PZ-04-22, Block 408, Lot 1, 363 Wierimus Road as presented. The Board was polled and the motion passed.

PZ-05-22, Block 607 Lot 17

271 Pascack Rd (Minor Subdivision)

Mr. Friedman recused himself from the hearing.

Mr. Sinisi, the applicant's attorney, gave an overview of the application.

The witnesses, Sean McClellan, Engineer with Lantelme, Kurens & Associates and Peter Steck, Professional Planner, were sworn in. Witnesses provided their qualifications and were accepted as expert witnesses.

Mr. Sinisi questioned Mr. McClellan regarding the subdivision plans, site conditions, the existing dwelling, existing non-conformities, the gravel driveway, the turn-around for emergency vehicles, utilities and the Bergen County Planning Board.

The following exhibits were marked:

A-1 Subdivision Plan by Lantelme, Kurens & Associates dated February 22, 2022.

A-2 Subdivision Plan by Lantelme, Kurens & Associates dated February 22, 2022, revised to May 9, 2022.

A-3 Conceptual Site Plan by Lantelme, Kurens & Associates dated May 20, 2022.

Mr. Statile provided comments and asked questions of Mr. McClellan regarding utilities to the rear dwelling, written referrals from the Police and Fire Departments, emergency response, and stormwater management.

Mr. Behrens provided comments and asked questions of Mr. McClellan regarding written referrals from the Police and Fire Departments, the access driveway, frontage on Pascack Road, building elevations and further subdivision of the property.

Board Members provided comments and asked questions of McClellan regarding Master Plan consistency, the access driveway and parking, trash pick-up, fire access, grading, driveway width and stormwater runoff.

Meeting was open to the public for questions

Mr. Kritzler of 275 Pascack Road asked a question regarding lot frontage.

Mr. & Mrs. Gambino of 251 Pascack Road asked questions regarding the existing garage and the proposed dwelling.

Mrs. Fischbein of 40 Wierimus Lane asked a question regarding the lot size.

Mr. Statile spoke regarding subdivision and site plan requirements.

The meeting was closed to the public.

Mr. Sinisi made comments regarding referrals and comments from the Board Planner.

Ms. Stinely spoke regarding reports.

Mr. Sinisi spoke regarding easements.

Mr. Sinisi questioned Mr. Steck regarding the subdivision application, non-conformities, required variances and public notice.

The following exhibits were marked:

A-4 Steck Exhibit containing five pages (tax maps, aerial photos, site plan showing the proposal, and photos of existing conditions- two pages).

Mr. Steck spoke regarding lot configuration, lot size, access easement, Master Plan requirements, and positive/negative criteria for the proposed variances.

Mr. Behrens provided comments and asked questions of Mr. Steck regarding terms and conditions of any easements, other lots in the area, hardship of the lot, and Master Plan provisions.

Mr. Statile provided comments and asked questions of Mr. Steck regarding new homes and character of the area, the existing home and ability to build a larger home, and stormwater management.

Ms. Stinely provided comments and asked questions of Mr. Steck regarding the form of easement, updated plans and referrals.

Board Members provided comments and asked questions of Mr. Steck regarding hardship of lot and flag lots.

Meeting was open to the public for questions

Mrs. Fischbein of 40 Wierimus Lane asked a question regarding group homes.

Mr. & Mrs. Gambino of 251 Pascack Road asked a question regarding rental status of the proposed home.

The meeting was closed to the public.

The hearing will be carried to July 26, 2022.

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

Meeting was open to the public. There being none, the meeting was closed to the public.

With no further discussion, the meeting was adjourned at 10:57 PM.

Respectfully submitted,

Statile Associates Consulting Engineers and Planners