

**MINUTES OF THE JUNE 9, 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, J. Miano, E. Alter,
S. Raymond, S. Griep

MEMBERS ABSENT: D. Friedman, J. MacEwen

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 7:40pm. 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. There being none, the meeting was closed to the public.

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 still required revision prior to the Board authorizing the Chairman to sign them.

RESOLUTION

A motion was made by Councilman Horvath and seconded by Mr. Alter to approve the Resolution for application PZ-06-22 for Block 1619, Lot 3, 389 Magnolia Avenue. The Board was polled and the motion passed.

COMPLETENESS HEARINGS

A motion was made by Councilman Horvath and seconded by Ms. Kates to deem the application PZ-06-22 for Block 105, Lot 4, 79 Melville Road complete. The Board was polled and the motion passed. The hearing date was set for July 26, 2022.

PUBLIC HEARING

Tom Behrens reviewed the proposed Master Plan and detailed components of the Plan with the changes recommended by the Board. He went over procedures for adoption of the Plan.

Board members provided comments and asked questions regarding the Master Pan in general, the environmental resource inventory, the alignment of the downtown area, and the tree management program.

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

A motion was made by Chairman Burlson and seconded by Councilman Horvath to approve the Master Plan. The Board was polled and the motion passed.

Ms. Stinely detailed the procedures for adoption of the Master Plan, ordinances related to the Master Plan, and presentation to the Borough Council.

DISCUSSION

Mr. Raymond recused himself.

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

Mr. Francis Reiner spoke regarding amendments to the Patterson Street Redevelopment Plan. He gave testimony on the amendments including self-storage uses and requirements, public electric vehicle stations, Brookside Place vacation, ground floor uses facing Patterson Street, flood mitigation/stormwater management, bulk height and setback standards floodplain development regulations and impervious coverage.

Mr. Behrens spoke regarding how Master Plan elements relate to the amendments to the Patterson Street Redevelopment Plan including impervious coverage, affordable housing requirements and self-storage units.

Mr. Francis Reiner responded to comments from Mr. Behrens.

Mr. Statile spoke regarding stormwater management.

Board Members asked questions and provided comments regarding self-storage units, a community center, impervious coverage, density bonuses, and affordable housing units.

Mr. Francis Reiner responded to comments and questions.

Ms. Stinely and Mr. Behrens spoke regarding the vote and comments to the Borough Council.

Ms. Alaina Patzke spoke regarding legal matters of the amendment.

A motion was made by Chairman Burlson and seconded by Mr. Alter to deem the amendments to the Patterson Street Redevelopment Plan as inconsistent with the Master Plan. The Board was polled and the motion passed.

OPEN TO PUBLIC:

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 9:20 PM.

Respectfully submitted,

Statile Associates Consulting Engineers and Planners