

**MINUTES OF THE MARCH 14, 2019 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E Lichtstein, E. Alter, Councilman Z. Horvath,
F. Franco, M. Kates, S. Riordan, D. Burseson
Vice Chairwoman Miano, Chairman M. Giancarlo

MEMBERS ABSENT: Mayor J. Ruocco, S. Raymond

EMPLOYEES PRESENT: N. Nabbie, Esq., Board Attorney
C. Statile, P.E., Board Engineer
C. Chadwick, 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 26, 2019 Meeting Minutes* were approved by the Board with revisions to attendance typos and other revisions.

COMPLETENESS REVIEW:

***PZ-03-19; Block 101, Lot 10; Kevn & Margaret O'Connor; 40 Beverly Road
Minor Subdivision application to create two building lots with bulk variances***

Board Engineer Statile stated the applicant proposes to subdivide an existing lot into two lots. The application is incomplete at this time. Mr. Statile also informed the Board the same application was made in 1986, but withdrawn.

PUBLIC HEARING:

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

Counsel for the Applicant – Dean Stamos, Esq.

Board Attorney Nabbie began by informing the Board and members of the public there are two issues present regarding the public hearing. Mr. Segalas, a Hillsdale Councilman and neighbor within 200 ft. of the applicant, requests an adjournment of the application to allow him the opportunity to hire an attorney and voice his oppositional concerns regarding the application. Additionally, the drawing provided to the Board was not previously on file at the Borough Building Department. Ms. Nabbie stated she takes no position on these issues and leaves the decision up to the Board. She also confirmed the application was deemed complete and noticed appropriately.

The Board determined adjournment of the application necessary due to lack of plans provided to them.

The meeting was then opened to the public. As no one present wished to speak, the meeting was closed to the public. Ms. Kates asked Mr. Statile if the applicant needs to obtain an NJDEP permit due to wetlands on the property. Mr. Statile replied the applicant does not need a permit and explained this is due to the fact that the wetlands portion on the corner of the property does not affect the feasibility of development.

The application was officially carried to April 11, 2019 and will be heard first that evening. Ms. Nabbie stated the application is hereby carried to April 11, 2019 at 7:30pm and no additional notice will be provided to the public; this announcement serves as notice. Furthermore, the applicant waived all statutory time frames for the Board to act.

BOARD BUSINESS:

Preserve at Hillsdale

Ms. Nabbie and Mr. Statile explained to the Board that a letter was received from Ira Weiner, Esq. regarding the project. Mr. Alter asked if revised plans were submitted. Mr. Statile replied revised plans were required for NJDEP permits, and he also has copies of the plans submitted and approved by the NJDEP. Mr. Statile further explained the revisions to the plans were minor and only included a change to the back wall on the property; everything else remains the same.

Mr. Statile also explained to the Board the Federal flood maps were changed, and everyone is now required to follow the new preliminary FEMA maps.

Chairman Giancarlo stated the Applicant will have to return to the Board.

Mr. Statile asked Ms. Nabbie if the Applicant is under one year of their permit extension approvals, can they begin work. Ms. Nabbie replied yes, they can.

Councilman Horvath asked about the application for Mr. Silver to be heard on March 26th in regard to how long it will take the Board to hear the application. Mr. Statile responded probably 45-60 minutes. Councilman Horvath stated he is asking due to the ReDevelopment hearing scheduled for the same evening. Chairman Giancarlo stated the Board will continue to hear business that comes before it, and will also hear the Redevelopment proceedings.

The meeting was adjourned at 8:18pm.

Respectfully submitted,

Caitlin Chadwick
Deputy Secretary