

**MINUTES OF THE MARCH 27, 2018 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: S. Raymond, E. Alter, Vice Chairwoman Miano, F. Franco
Mayor Ruocco, M. Kates, S. Riordan, D. Burleson, Chairman Giancarlo

MEMBERS ABSENT: Councilman Pizzella, Mayor Ruocco, E. Lichtstein

EMPLOYEES PRESENT: N. Nabbie, Esq., Board Attorney
C. Statile, P.E., Board Engineer
R. Preiss, P.P., Board Planner
C. Chadwick, 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 *March 8, 2018 Meeting Minutes* were approved by the Board.

INVOICES:

Invoices from *Gittleman, Muhlstock & Chewcaskie* were approved for payment by the Board.

RESOLUTIONS:

Resolution 2018-11; 305 Patterson St., LLC; Block 1212, Lots 15 & 16; Esplanade & Patterson St. Granting one year extension was approved by the Board.

COMPLETENESS REVIEW:

PZ-03-18; Stephen Riordan; Block 1406, Lot 35; 79 Large Avenue Bulk variance application for new patio, walkway and driveway addition to single-family dwelling

The Board Engineer explained and reviewed the nature of the application and deemed it complete. The Board scheduled a public hearing to occur on April 24, 2018.

BOARD BUSINESS:

Ordinance Review

Board Planner Preiss began by explaining the ordinance includes new definitions of certain terms, FAR changes, etc., all based on the Planning Board's previous recommendations to the Mayor and Council. Board Engineer Statile reviewed that the Planning Board's role here is only to state whether or not the ordinance is consistent with the Borough's Master Plan; the Board is not approving or passing the ordinance, but strictly making recommendations to the Mayor and Council. There was a discussion regarding the previous ordinance written in 2005, as well as discussion regarding a list of ten recommendations the Planning Board made to the Mayor and Council two years ago. Chairman Giancarlo stated this ordinance is

a result of that list of recommendations, and the Mayor and Council have added to it as well.

It was confirmed that only the Board Attorney and the Board Planner received copies of the proposed ordinance – no Board member has seen a copy of same. The Board agreed to send a letter to the Mayor and Council stating the Board doesn't feel the ordinance is quite ready for adoption- it needs work and more time and the Board members need to see a copy of the proposed ordinance prior to making any other decisions or recommendations. Furthermore, Mr. Statile, Mr. Preiss, and a Planning Board committee of three members will meet with Borough Attorney Madaio to further discuss the matter. Ms. Nabbie will prepare the letter to the Mayor and Council informing them of these recommendations. Ms. Nabbie will also send the proposed ordinance and related documents to the Deputy Secretary for circulation to the Board members.

PUBLIC HEARINGS:

PZ-11-17; Haglid Engineering and Associates; Block 1308, Lot 19; 80 Broadway

Amended Site Plan & Use 'd' Variance Application for New Industrial Use and Modification to Parking Area

Counsel for the Applicant – Jennifer M. Knarich of Price, Meese, Shulman & D'Arminio

Ms. Knarich explained that the applicant will not be making any physical changes to the building or the site. Board Engineer Statile and Board Planner Preiss were sworn in. Ms. Knarich called her first witness, applicant Klaus Haglid of 80 Broadway, Hillsdale, and he was also sworn in.

Mr. Haglid stated Haglid Engineering and Associates began in 1995 in Hawaii, and has been at its Hillsdale location since 2006. Mr. Haglid has five employees, but only three work from the Hillsdale location; the other two employees telecommute. There are usually only four to five people on the site at any given time. A part owner (20%) of the building, Robert PoBiel, an acturarian, is occasionally present on site averaging about 20 hours per week. The engineering company offers many professional services to its clients including packaging, testing, and forensic engineering as well as architectural work. They also do some of this work at Garden State Industrial Park, located in Wyckoff. It was confirmed there are absolutely no hazardous materials on the Hillsdale site; items stored there include paper, printing supplies, ink, etc. Ms. Knarich had no further questions for Mr. Haglid.

Board Engineer Statile stated the applicant is here to amend his site plan which was approved in 1984, and would like to utilize parking spaces for his work. There is a manufacturing issue present which he is concerned with. Mr. Haglid confirmed the air flow testing to detect air flow would be done in the closed garage and there will also be vehicles present there however, he only needs a linear run to conduct the test and it barely occupies any room. Mr. Haglid wants the option to perform the test at either the Hillsdale or Wyckoff location. Mr. Haglid confirmed his company does not do any fabrication work – they design and send the design out to have another company fabricate it. It was further confirmed that Haglid Engineering has pulled a permit every year since they moved in to the Hillsdale location in 2006. Prior to 2014, the garage on site was open, not enclosed. Testing is currently performed about once per month, and if there were any growth, the additional testing would occur at the Wyckoff location, perhaps twice a month. At 80 Broadway, there are no windows on the sides of the building that open up to any residential areas.

Board Attorney Nabbie stated she does not understand what's here today and how it will change with this application. She asked what the existing operations are. Mr. Haglid replied he is an architect-engineer and does blueprints, writes reports, and is essentially a "white-collar" worker. He is a mechanical engineer who specializes in high performance buildings ensuring they work well by testing products (pressure, air flow, sound, etc.) which will go into the buildings. He also writes national standards for ASHRAE (American Society of Heating, Refrigerating, and Air-Conditioning Engineers).

Vice Chairwoman Miano asked why a forklift is needed if Mr. Haglid is, as he described, a “white collar” worker. Mr. Haglid replied some of the components he tests, such as hot water heaters and other similar equipment, are heavy so he uses the forklift to transport them to the appropriate testing area. Once tested, Mr. Haglid stores the products at the warehouse in Wyckoff. The process was confirmed for the Board; Mr. Haglid orders the product, it is brought in, tested, he records the results, and sends the product to storage in Wyckoff and sends results to client. It was also confirmed the site contains a paper cutter which cuts 4 ft. wide paper which Mr. Haglid uses for his business but doesn’t sell. The paper cutter is about 6 x 12 ft.

Ms. Kates asked how this came before the Building Department; Mr. Statile stated he believes Zoning Official Anthony Merlino found the violation. It was confirmed there are no emissions from testing and no permits are needed from the Health Department. Furthermore, there are no toxic chemicals present on the site and the testing produces no noise as the goal of the testing is to ensure the product is as quiet as possible. Parking was discussed.

Mr. Alter stated the application raises many red flags for him. Mr. Haglid has been in violation since 2006 and as this is not a permitted use, Mr. Alter suggested Mr. Haglid consider moving to a new location where the use is permitted. Mr. Alter also commented on the dumpster on site and the parking and stated concerns regarding same. Mr. Raymond agreed with Mr. Alter. It was confirmed that Mr. Haglid’s operating hours are from 9am-5pm with it being extremely rare that anyone would be present on site during nights or weekends. Mr. Statile stated there was a parking deficit on the original application.

At this time the meeting was opened to the public. As no one wished to question Mr. Haglid further, the meeting was closed to the public.

The second witness was William R. Vogt, Jr., P.E. of L2A Land Design. Mr. Vogt spoke about two documents which were marked as follows:

- Exhibit A1:** C-01 Site Plan dated 8/31/17 colorized
- Exhibit A2:** Aerial Image of Site from Google
- Exhibit A3:** Approved 1984 Site Plan dated 10/4/84

Mr. Vogt stated the property is in the commercial district. Under the original application approved in 1984, there were ten parking spaces beneath the building. The current application proposes a 24.5 x 38 ft. area for Mr. Haglid to conduct his testing and research, and a total of seven remaining parking spaces. Access to the site is a single, 24 ft. wide driveway. There is a 4 ft. wide open space for parking the fork life. The dumpster is located in a cubby just outside the door and a private waste collector empties the dumpster about once a week.

Mr. Vogt and Mr. Statile spoke about discrepancies between the 1984 site plan and 1984 resolution regarding parking spaces and sizes. There was a discussion regarding same. Mr. Statile stated he found the Board Engineer’s review letter from 1984 and it states they required an extra parking space for room to make a K turn. It was confirmed that of the seven proposed parking spaces, one will be ADA accessible and one can be used as a loading space. Board Planner Preiss asked how many spaces the employees will occupy and Mr. Vogt responded four to five spaces for all employees in total. The site infrequently has visitors but in that event, the visitor typically parks across the street in the municipal parking lot, or on Washington Ave. It was confirmed the parking garage was closed due to vandalism due to the presence of a bar on either side; the applicant continuously found debris on site, etc. Additionally, during the winter months the open garage would create an unpleasantly cold floor for the employees upstairs. The employees will park in the garage. Previously in 2006, the dumpster was outdoors and only moved into the garage during rain or snow. However, since the violation, the dumpster is inside the garage. Sidewalks were discussed. No additional

outdoor lights are being proposed on the site.

The meeting was opened to the public. As no one wished to further question Mr. Vogt, the meeting was closed to the public.

The final witness was George Williams, P.P., A.I.C.P. Mr. Williams stated he reviewed the Hillsdale ordinances and the Board professionals' review reports pertaining to the application, explaining the application is for continued use of garage level space for periodic testing as described by Mr. Haglid. There are no proposed changes to the site or building except for an administrative correction, as the proposed and existing use is not listed as permitted in this zone district. Mr. Williams stated the use is more of an accessory use and is less intense than the already approved accessory uses are. There will be no negative impact on the surrounding area. It was again confirmed that there will be three people regularly on site – two employees and Mr. Haglid. Two additional employees are telecommuters with one located in Ridgewood and the other located in Florida. The maximum number of employees on site at any given time would be six in total and there is enough parking.

The meeting was then opened to the public. As no one wished to further question the witness, the meeting was closed to the public.

Board Planner Preiss then spoke about and summarized the application, stating there is no negative impact from the operation and the fact that no residents stepped forth to complain about it further proves there is no negative impact. Mr. Alter stated there are two sides to that coin. Mr. Raymond asked how many employees will be present at the location and it was again confirmed there are five total employees and three at the Hillsdale location. The application was further summarized and reviewed.

Board Attorney Nabbie reviewed conditions of approval, which the applicant understood and accepted. Mr. Franco made a motion to approve the application with conditions, seconded by Ms. Kates. The Board was polled and the application was approved with a total of five affirmative votes.

The meeting was adjourned at 10:36pm.

Respectfully submitted,

Caitlin Chadwick
Deputy Secretary