

**MINUTES OF THE MAY 10, 2018 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT: D. Burluson

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 7:30pm.

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

As no one wished to speak, the meeting was closed to the public.

MINUTES:

The *April 24, 2018 Meeting Minutes* were approved by the Board.

RESOLUTION:

*Resolution No. 2018-12; Haglid Engineering and Associates; Block 1308, Lot 19; 80 Broadway
Approval of amended Site Plan & Use “d” Variance Application for New Industrial Use and
Modification to Parking Area* was approved by the Board.

BOARD BUSINESS:

Ordinance No. 18-08

Board Planner Preiss introduced a revised memo to the Board. The revised memo included collaboration from Board Engineer Statile. Mr. Preiss spoke about the contents of the memo including a definition of “multi-family,” and F.A.R. restrictions for residential versus non-residential areas. Mr. Preiss also spoke about creating an independent F.A.R. definition, as well as different F.A.R. definitions for residential and non-residential areas. Dr. Lichtstein stated there are no multi-family homes in Hillsdale, so why create a definition of “multi-family” when the Borough does not have a need for such definition. This matter was discussed among the Board and its professionals. Averages regarding building height were also discussed as well as different methods of measurement for different roof styles, and implementing a maximum height restriction. Board Engineer Statile stated there is only one flat roof style currently existing in Hillsdale, on Pascack Road. Definition of “average grade,” definition of “family” and an HUD definition were also discussed among the Board and its professionals. Councilman Pizzella asked if there is currently an existing definition for “group home” and if not, could it be added to the ordinance. Mr. Preiss stated he was unsure. Certificate of Occupancy ordinances were discussed, in addition to CCO

inspections which are already routinely done in the Borough. Mr. Statile referenced a legal case in a different New Jersey municipality where there were debates over whether or not the temporary residents of a “group home” were considered a “family” and the Court ruled they were. Mayor Ruocco stated he believes the Borough should have separate definitions for “group home” and “family.”

Parking was discussed. Mr. Statile informed the Board that R.S.I.S. is only applicable to residential areas. “Parking” versus “storage” is an issue that has existed frequently with contractors in the Borough and this was discussed by Mr. Statile and Mr. Preiss. Mr. Statile stated he believes the Board should address the matter of escrow account amounts being raised in the Borough as it has been an issue needing to be addressed for several years. The Board determined it is still requesting a revised, redlined ordinance from the Borough Mayor and Council and would like same by June 14th. Councilman Pizzella stated he suggested to the Mayor and Council if they ever decide to revise a land-use related ordinance again in the future, they have a Planning Board member present during the discussion.

Ordinance No. 18-16

Mr. Preiss stated he was very impressed with Borough Planner Green’s work on the Housing Element and Fair Share Plan, and the Appendix including the two ordinances. He stated he has no recommendations for the Board to make any changes to the documents. The ordinances, in relation to specificity, generic standards, and zone requirements were discussed by the Board and its professionals. Mr. Preiss and Mayor Ruocco also informed the Board of matters which arose during the Fair Share Housing discussions and negotiations, such as three-story versus four-story housing unit buildings. Mr. Preiss and Mayor Ruocco also explained to the Board that these ordinances are the result of many meetings between the Borough Attorney, the Mayor himself, and Fair Share representatives.

Dr. Lichtstein stated he believes larger units and buildings would maintain the value of the borough, whereas he fears smaller units will decrease the value of the borough, and it is his opinion that larger units are best for the growth of the borough. Mr. Preiss stated that Fair Share would not permit very large, tall buildings. Councilman Pizzella stated the Borough is required to make this possible, but not necessarily required to make it happen. Mayor Ruocco stated he needs both ordinances approved by the June Mayor and Council meeting in order for the Borough to be in compliance with the Settlement Agreement it entered with Fair Share.

The fact that the Appendix contained these two ordinance was reviewed by the Board. It was confirmed that the resolution for adoption this meeting excluded the two ordinances. Board Attorney Nabbie suggested revising the resolution verbally on the record to include both ordinances and therefore the resolution would state approval of the Housing Element and Fair Share Plan with Appendix, including ordinances; the resolution would also state the Board endorses the proposed spending plan.

The Board went into a brief recess at 9:30pm. At 9:38pm, the Board returned from its recess. The Board decided it will vote on the two ordinances, and amend the resolution on the floor, and then vote on the resolution.

Councilman Pizzella made a motion to approve both ordinances, which was seconded by Mayor Ruocco. The Board was polled and the motion passed with five affirmative votes. Councilman Pizzella then made a motion to approve the amended version of Resolution No. 2018-14, which was also seconded by Mayor Ruocco. The Board was polled and the motion passed with six affirmative votes. Councilman Pizzella made a motion to adopt Resolution No. 2018-14, which was seconded by Ms. Kates. The Board was polled and the motion passed with six affirmative votes.

COMPLETENESS REVIEWS:

PZ-05-18; Sandra Bradbury; Block 1407, Lot 1; 145 Magnolia Ave.

Bulk variance application for first and second story addition to a single-family dwelling

Board Engineer Statile reviewed the nature of the application for the Board and deemed same complete. The Board assigned it a public hearing date of June 26, 2018 at 7:30pm.

PUBLIC HEARINGS:

PZ-14-17; Donna DeGhetto; Block 502, Lot 7.01; 3 Beechnut Street

Bulk "c" Variance Application for New Single-Family Dwelling

Board Attorney Nabbie announced that this application is being carried to May 22, 2018 at 7:30pm in these chambers and there will be no further notice provided to the public.

The meeting was then opened to the public. As no one wished to speak, the meeting was closed to the public.

An announcement was made that the Borough Council retained DMR Architects, a professional planning firm, to investigate the industrial zone. The company wishes to introduce themselves to the Board and there was a discussion regarding when this might be possible.

The Board then decided to enter Closed Session. Upon return from Closed Session, it was confirmed that the Board members may attend the June 12th Mayor and Council meeting.

The meeting was adjourned at approximately 10:00pm.

Respectfully submitted,

Caitlin Chadwick
Deputy Secretary