

**MINUTES OF THE MAY 12, 2022 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT: Z. Horvath

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

Chairman Burleson called the meeting to order at approximately 7:37pm. 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.

A motion was made by Mr. Raymond and seconded by Ms. Kates to approve the appoint of Ed Madger as the Acting Deputy Secretary to the Planning Board. The Board was polled and the motion passed.

APPROVAL OF INVOICES

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

A motion was made by Mr. Alter and seconded by Mr. Riordan to approve the invoices for Burgis Associates, Inc. The Board was polled and the motion passed.

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

COMPLETENESS HEARINGS

A motion was made by Mr. Raymond and seconded by Mr. Friedman to deem the application PZ-05-22 for Block 605, Lot 17, 271 Pascack Road complete. The Board was polled and the motion passed. The hearing date was set for June 28, 2022.

DISCUSSIONS

There was a discussion regarding the Master Plan

Mr. Behrens spoke regarding Master Plan elements including zoning and downtown boundaries. Board members provided comments regarding downtown boundaries and commercial district boundaries. Mr. Statile and Mr. Behrens provided comments regarding overlay zones and mixed use zones.

Board members spoke regarding historic properties, commercial buffers along residential properties. A discussion among Mr. Behrens and Board Members ensued regarding the R-4 zone, the limits of the downtown area, parking, the limits of the commercial area, the configuration of the commercial area, the circulation plan, the walkability plan, public access along waterways, conservation areas, active recreation areas, the role of the environmental commission, outdoor dining, lighting in the commercial district, drive through restaurants, fences, accessory structures, safety enhancements in critical traffic areas, open space in non-residential zones, recommendations for redevelopment, and forestry management.

Mr. Behrens, Mr. Statile and Board members spoke regarding building heights and site densities.

Mr. Behrens will present a pre-final draft at the next meeting.

OPEN TO PUBLIC:

Mr. Oriolo, 21 Ruckman Road, spoke regarding finalizing deeds.
Ms. Nabbie spoke regarding the matter.

There being no further comment, the meeting was closed to the public.

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

Respectfully submitted,

Statile Associates Consulting Engineers and Planners