

MINUTES OF THE MAY 14, 2015 PLANNING BOARD MEETING  
BOROUGH HALL, BOROUGH OF HILLSDALE

MEMBERS PRESENT: E. Lichtstein, Councilman F. Pizzella, M. Giancarlo, M. Kates  
F. Franco, L. Calabria, Z. Horvath (late), J. Miano

MEMBERS ABSENT: J. Traudt, G. Biener, Mayor M. Arnowitz

EMPLOYEES PRESENT: Nylema Nabbie, Esq., Board Attorney  
Christopher P. Statile, P.E., Board Engineer  
Richard Preiss, P.P., Acting Board Planner  
Caitlin Chadwick, Deputy Secretary

Chairman Giancarlo called the meeting to order with a reading of the Open Public Meetings Statement at approximately 7:35pm.

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 21<sup>st</sup>, 2015* meeting minutes were approved by the Board.

BILLS:

Invoices from the Board Engineer's office and the Board Attorney's office were approved by the Board for payment.

RESOLUTIONS:

*Resolution No. 2015-9; Michael & Diane DePiero; Block 1907, Lot 5; 90 Hillsdale Avenue*  
*Approval of bulk variance application for existing fence in front yard* was approved by the Board.

*Resolution No. 2015-10; Richard & Andrea Napolitano; Block 106, Lot 4; 35 Glen Hook Road*  
*Approval of bulk variance application for the construction of a one room addition* was approved by the Board.

*Resolution No. 2015-11; New York SMSA Limited Partnership d/b/a Verizon Wireless & Crossroads – Hillsdale Assoc.; Block 1603, Lot 2; 372 Broadway*  
*Approval of major site plan application with variances for wireless antennae on building* was approved by the Board.

COMPLETENESS REVIEW:

*PZ-06-15; Mario & Gina Amato; Block 2302, Lot 2; 48 Kent Road*  
*Bulk variance application for reconstruction of dwelling – front yard setback to new porch* was deemed complete and scheduled for a public hearing date of June 11, 2015.

***PZ-08-15; Peter & Cristina Kouvel; Block 1907, Lot 11; 87 East Liberty Ave.***

***Bulk variance application for reconstruction of dwelling on corner lot – front yard setbacks to street lines, F.A.R., and impervious coverage*** was deemed complete and scheduled for a public hearing date of June 11, 2015. Counsel for the applicant, Mr. Carmine Alampi, Esq. was present and informed the Board that he received the Board Engineer’s review letter and revised the plans accordingly. As Mr. Alampi had the revised plans with him, he submitted them to the Board Deputy Secretary at this time.

**PUBLIC HEARINGS:**

***PZ-07-13; Caliber Builders; Block 506, Lot 1; Golden Orchards***

***Final site plan approval for construction of age-restricted, single-family dwellings***

Board Attorney Nabbie made a formal announcement that Ms. Bailey, Counsel for the applicant, has requested adjournment and that this application will be adjourned to June 23, 2015. Ms. Nabbie also announced that the applicant waives all statutory time frame for the Board to act.

***PZ-12-14; Zarsion Jinhui; Block 102, Lot 1; 90 Wierimus Road***

***Major subdivision application with variances for the creation of 8 lots***

Counsel for the Applicant – Ira Weiner, Esq.

Mr. Weiner spoke to his May 8, 2015 letter to the Board which stated the applicant had decided to continue with the original cul-de-sac plan, rather than submit new plans of the potential alternate layout previously presented to the Board. Mr. Weiner stated that he and his client believe the original cul-de-sac plan will create a better neighborhood atmosphere and will be more beneficial to residents.

Rick Eichenlaub, P.E. of R.L. Engineering continued his testimony from the last hearing. Mr. Eichenlaub explained to the Board that this plan is for an eight-lot major subdivision, which will consist of seven building lots and one “open space” lot. Open space lot 1.04 cannot be used for building purposes as it will be the location of the underground stormwater detention system. Mr. Eichenlaub discussed the specific building and wall layouts, and other aspects of the plan in relation to the bulk variances being sought by the applicant.

Site improvements will consist of the installation of sidewalks along both Van Emburgh and Wierimus Roads, including crosswalks. The applicant will replace trees at a 2 to 1 ratio per Hillsdale’s ordinances. Furthermore, a Homeowner’s Association will be created and it will be responsible for maintaining the detention system on lot 1.04. There was then a lengthy discussion about the creation of a Homeowner’s Association, with relation to regulations and by-laws.

The Board also discussed potential overland flooding in this area due to the steep hillside the development is located on. Mr. Eichenlaub and Mr. Statile agreed that they are not aware of any flooding in this area, with the exception of the parking lot area which floods during heavy rainfall. Mr. Statile discussed NJDEP groundwater recharge requirements and stormwater management with the Board. Trees and underground utilities were also discussed.

Ms. Kates, liaison to the Hillsdale Environmental Commission, requested shrubbery be installed and maintained on open space lot 1.04. Mr. Weiner was in agreement with this request. Ms. Kates also stated that the Environmental Commission would like to see heavier buffering/plantings along Van Emburgh Road.

The Board asked about a lighting plan for the subdivision and Mr. Statile explained that due to the Municipal Services Act, the Hillsdale Mayor and Council would need to decide and agree upon the amount of lighting they would like installed on the site, since Hillsdale will be responsible for the electricity cost. Mr. Statile suggested four light posts would offer sufficient, but not excessive lighting.

Stormwater management was also discussed. Mr. Eichenlaub and Mr. Statile discussed groundwater recharge and explained it to the Board as well. Mr. Statile expressed concern that the proposed 8" pipe between detention chambers may become clogged and not function to provide groundwater recharge, and large perforated pipes may be better. Mr. Statile also said that sewers should face into the street rather than be placed at the rear of homes. Mr. Eichenlaub agreed to extend the retaining wall past the detention system on lots 1.03 -1.04 in order to preserve some of the trees.

At this time, Mr. Horvath arrived.

Mr. Statile opined that the fence(s) along the rear of the dwellings on Wierimus Road should be consistent and have a uniform appearance. Acting as Board Planner, Mr. Preiss stated that most towns prefer wood fencing and he would recommend "trex" which is a PVC type material that looks like wood, but requires little to no maintenance. Mr. Preiss also recommended using a natural hue, rather than white.

Geotechnical aspects of the subdivision were discussed, specifically test pits. Mr. Eichenlaub explained that the test pits would be deeper than 10 ft. and would create larger areas of disturbance. Mr. Statile stated that use of a large excavator will be fine, similar to other developments in the Borough, but they have to be undertaken to determine feasibility of the subdivision plan.

Mr. Preiss, P.P. then spoke to the planning aspects of this application.

The meeting was opened to the public. Mr. Frankel of 66 Wierimus Road had concerns regarding overland flooding, the size of the homes, and the use of sidewalk funds to fix nearby off-tract curbs. Seeing no other members of the public wishing to speak, the meeting was closed to the public.

Conditions for Preliminary Subdivision Approval were then discussed. The conditions were as follows:

1. The Board Engineer will oversee soil test pits on the site at each location of seepage pits and the larger underground detention system. All soil groundwater test pit data is to be submitted to the Board Engineer, and if any alterations in the design plans are required, the application must return to the Board for necessary approvals of modifications.
2. The Langerfeld Road storm sewer must be internally inspected for any potential repairs.
3. The applicant will create a Homeowner's Association with documents and a manual which will contain language regarding maintenance of the stormwater system.
4. The applicant/application will be subject the Hillsdale Environmental Commission's recommendations. A complete landscaping plan must be approved by the Board.
5. The applicant will provide a Landscape/Re-Forestation Plan.
6. Ornamental street lighting, sidewalks, and crosswalks will be installed.
7. All accessory structures must be located within 40 ft. of the rear of the dwellings on Lots 1.01, 1.02, and 1.03. A note stating this will be on the plans.
8. A synthetic wood fence of natural color will be continuous along Van Emburgh Road.
9. Regarding the importing of soil, the developer will coordinate with Borough Police for trucking routes, particularly due to the nearby elementary school.
10. The proposed retaining wall will be extended below Lot 1.04 to preserve existing trees.
11. Perforated HDPE will be incorporated in the stormwater management system for groundwater recharge versus the proposed 8" pipe.
12. Sewers will face towards the cul-de-sac.
13. An intercept system will be incorporated on all uphill retaining walls to prevent runoff from entering the rear yards of the dwellings.

Furthermore, the applicant cannot get a Certificate of Occupancy for any of the new homes until the asphalt base pavement is installed.

Councilman Pizzella made a motion to grant the applicant preliminary subdivision approval with the related variances and conditions. Dr. Lichtstein seconded this motion. The Board was polled and as all were in favor, the motion passed. The applicant was granted preliminary subdivision approval.

The Board went into closed session to discuss the 150 Magnolia Avenue litigation. The Board returned from closed session with a brief explanation of their discussion.

The meeting was adjourned at 10:40pm.

Respectfully submitted,

Caitlin Chadwick  
Deputy Secretary