

**MINUTES OF THE MAY 24, 2022 PLANNING BOARD MEETING (VIRTUAL)
BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT: Vice Chairman S. Riordan

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

Chairman Berleson called the meeting to order at approximately 7:35pm. 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.

An announcement was made that the hearing for PZ-04-2022, Block 408, Lot 1, 363 Wierimus Road would be carried to the June 28, 2022 meeting.

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

Mr. Statile and Ms. Stinely spoke regarding the signature of deeds for PZ-010-08, Block 2004, Lots 1 & 2.01, 100 Piermont Avenue/23 Ruckman Road. The deeds still need to be revised prior to the Board authorizing the Chairman to sign them.

COMPLETENESS HEARINGS

A motion was made by Mayor Ruocco and seconded by Ms. Kates to deem the application PZ-03-22 for Block 404, Lot 1, 34 Fairhaven Drive complete. The Board was polled and the motion passed. The hearing date was set for July 14, 2022.

DISCUSSIONS

Ed Snieckus of Burgis Associates was sworn in as an expert witness.

There was a discussion regarding the Master Plan. Mr. Behrens and Mr. Snieckus spoke regarding incorporating Board Members comments into the Master Plan and changes from the previous version. Master Plan elements including housing density and the method for calculating appropriate densities were presented.

Board members provided comments and asked questions regarding downtown boundaries, the Environmental Commission's role, the environmental resource inventory and adoption into the Master Plan, non-residential area and limitations, current zoning and commercial districts, and

notice requirements. The Master Plan Amendments will be presented at the June 9, 2022 meeting and may be put to a vote.

Mr. Raymond & Mr. Friedman recused themselves.

Francis Reiner of DMR Architects was sworn in as an expert witness.

Mr. Reiner spoke regarding amendments to the Patterson Street Redevelopment Plan. He gave testimony on the amendments including self-storage uses and requirements, public electric vehicle stations, Brookside Place vacation, ground floor uses facing Patterson Street, flood mitigation/stormwater management, bulk height and setback standards and floodplain development regulations.

Mr. Reiner spoke regarding density bonuses adopted in the Redevelopment Plan.

Mr. Behrens asked questions and provided comments regarding affordable housing, definitions, public access along Pascack Brook, and self-storage units.

Mr. Statile asked questions and provided comments regarding self-storage units and setbacks along Patterson Street.

Mr. Reiner spoke regarding self-storage units.

Board Members asked questions and provided comments regarding self-storage units, impervious coverage, properties designated in the Redevelopment Plan, a potential community center, streetscaping, site signs and housing densities.

The discussion will continue at the next meeting.

OPEN TO PUBLIC:

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

With no further discussion, the meeting was adjourned at 10:00 PM.

Respectfully submitted,

Statile Associates Consulting Engineers and Planners