

MINUTES OF THE NOVEMBER 12, 2015 PLANNING BOARD MEETING  
BOROUGH HALL, BOROUGH OF HILLSDALE

MEMBERS PRESENT: E. Lichtstein, M. Kates, F. Franco, J. Miano, Z. Horvath  
Vice Chairwoman L. Calabria, Chairman M. Giancarlo

MEMBERS ABSENT: T. Maalouf, G. Biener, J. Traudt, Councilman F. Pizzella

EMPLOYEES PRESENT : Nylema Nabbie, Esq., Board Attorney  
Christopher Statile, P.E., Board Engineer  
Paul Grygiel, P.P., 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.

**BOARD BUSINESS:**

***RFQ's & Professional Agreements***

The Board Deputy Secretary explained that she will publish the Request for Qualifications (RFQ) advertisement for Hillsdale Planning Board professional positions including Board Engineer, Board Planner, and Board Attorney. All responses will be addressed to Ms. Chadwick at the Borough of Hillsdale, 380 Hillsdale Ave., Hillsdale, NJ 07642; all responses will be collected on Monday, December 14<sup>th</sup> at 10:00am by Ms. Chadwick.

***Appoint Site Plan Review Committee – PSE&G Substation***

Board Engineer Statile explained that PSE&G had requested that the Board appoint a Site Plan Committee for their upcoming site plan application. This Site Plan Committee would review PSE&G's site plan prior to their scheduled public hearing. Chairman Giancarlo asked why this would be necessary and Mr. Statile explained that it is to ensure the application is complete and the applicant is fully prepared for the public hearing; it would allow for an easier review process as well as save time for both the Board and the applicant. Chairman Giancarlo asked why the Board would set this precedent now for this site plan application and not with all site plan applications. Mr. Statile stated that while it can and should be done for all site plans, this particular site plan is for a major public utility expansion and will have a big impact on the Industrial Zone. Board Attorney Nabbie explained to the Board that anything discussed during a site plan committee meeting would not be binding in any way and the committee would report back to the full Board.

The Board members were then informally polled on whether or not to allow PSE&G to have a Site Plan Committee review. The majority of the Board was against allowing PSE&G to have a Site Plan Committee appointed for their application and suggested they have an informal hearing instead. Mr. Statile stated that he will report back to PSE&G and suggest an informal hearing.

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

Mr. O'Brien of 61 Park View Drive spoke about concerns regarding Board members speaking into their microphones, a flyer circulated by one of the candidates for Hillsdale Council, the 150 Magnolia Avenue litigation, and his right to cross-examine a witness as a tenant living in Hillsdale because he is also a member of the public.

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

PUBLIC HEARING:

***PZ-08-12; Jeanne Marie Gardens, LLC; Block 1212, Lots 15 & 16; Esplanade & Patterson St. Major subdivision & site plan with Use Variance application for new 49 multi-family housing complex in Industrial Zone***

Counsel for the Applicant – Ira Weiner, Esq.

Since there were only six voting Board members present, Mr. Weiner informed the Board that his client would prefer to carry the meeting to a date where a full Board is in attendance due to the use variance aspect of the project. Mr. Weiner confirmed that his client waives the statutory time frame for the Board to act until 2016. On December 15, 2015, a new public hearing date will be assigned for the following year 2016 and the new public hearing date announced. Ms. Nabbie announced that this application will be carried to December 15, 2015 at 7:30pm and members of the public will not receive any further notice.

***PZ-14-15 Thomas & Helene Wiseman; Block 1517, Lot 3; 155 Evergreen Street Variance Application***

Mr. Wiseman confirmed that he re-noticed the utility companies for this public hearing date of November 12, 2015. The meeting was then opened to the public. As no member of the public appeared for this application, the meeting was closed to the public. Mr. Horvath made a motion to approve this application and Mr. Franco seconded it. The Board was polled and as all eligible voting members were in favor, the motion passed and the application was approved.

The meeting was then opened to the public on any matters not on the agenda. Marisa Cefali of 6 Manson Place asked what time the December 15<sup>th</sup> meeting will begin. The Board responded that they will check on whether that meeting begins at 7:00pm or 7:30pm and advise her of same.

Ms. Kates made a motion for the Board to go into closed session and Vice Chairwoman Calabria seconded the motion. The Board went into closed session at 8:14pm to discuss litigation for 225 Washington Ave., MJL, LLC. At 9:25pm, the Board returned from closed session and Board Attorney Nabbie announced that she took direction from the Board. The meeting was adjourned at 9:25pm.

Respectfully submitted,

Caitlin Chadwick  
Deputy Secretary