

**MINUTES OF THE NOVEMBER 12, 2020 PLANNING BOARD MEETING (VIRTUAL)
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E. Lichtstein, E. Alter, M. Kates, J. Miano, S. Raymond, S. Riordan
Council President Z. Horvath, D. Burleson, D. Friedman, Mayor J. Ruocco,
M. DiPisa, S. Raymond

MEMBERS ABSENT: None

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 7:30pm. 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.

APPROVAL OF MINUTES

The minutes of October 27, 2020 were approved by the Board.

Christopher Statile, P.E. and Tom Behrens, P.P. were sworn in.

PUBLIC HEARINGS:

PZ-05-20, Block 1102, Lots 2 & 3

Bank of America, 84 Park Avenue

Preliminary & Final Site Plan for enhanced site lighting with Bulk Variance

Counsel for the Applicant – Diane Hickey, Esq.

Ms. Hickey gave background information on the application.

Ms. Hickey presented witness Jake Modestow, PE, the applicant's engineer. Mr. Modestow was sworn in and accepted as an expert witness. Mr. Modestow gave testimony regarding the need for the change in lighting. He provided testimony on the existing conditions and the proposed new lighting.

Exhibit A-1: Stonefield Engineering Plans revised to June 5, 2020.

Exhibit A-2: Markup of sheet C-1 showing tree removals and replacements.

Mr. Modestow continued testimony of the proposed tree removals/replacements, color/hue of the proposed lights, decorative nature of poles, hours of operation, agreement to the conditions of a lighting review, the need for the lighting and the requested variance and waiver.

Ms. Hickey gave a summary of the application.

The Board Professionals were given the opportunity to question the witness and provide testimony. Mr. Statile provided testimony and asked questions regarding the poles and the required testing of lights once installed. Mr. Behrens provided testimony and asked questions regarding the height of the poles, design waiver requested spillage of light offsite, and site landscaping. A Landscaping Plan will be submitted and approved to the Borough Engineer and Environmental Committee as a condition of approval.

The Board then had the opportunity for questions and comments of Mr. Modestow regarding landscaping, potential contamination on the site, the removal of soil on the site, energy efficiency of the lighting, tree removals and replacements, and State standards for lighting. The Board discussed the review of the lighting after installation.

Meeting was open to the public for comments/questions. There being none, the meeting was closed to the public.

Ms. Nabbie provided the Board with the conditions of approval.

A motion to approve the application with conditions was made by Mr. Horvath and seconded by Mr. Ruocco. The Board was polled and the motion to approve was carried by a vote of 9-0.

PZ-03-20, Block 1407, Lot 14

Bergen County United Way/Madeline Housing Partners, LLC, 40 Central Avenue

Multi-Family Group Home, Use and Bulk Variances

Mayor Ruocco and Council President Horvath recused themselves from the hearing.

Counsel for the Applicant – Andy Del Vecchio, Esq.

Mr. Del Vecchio was presented the application and David Hals, P.E., P.P, the applicant's engineer and planner. Mr. Hals was sworn in.

Mr. Hals gave engineering testimony on the test pits and drainage modifications.

Meeting was open to the public for questions/comments of Mr. Hals. There being none, the meeting was closed to the public.

Meeting was open to the public for general comments

Wayne Guskind, 26 Central Avenue, Hillsdale made comments regarding the building size.

Theresa Henry, 14 Cross Street, Hillsdale made comments regarding the building size and the impact on the surrounding neighborhood.

Erin Hampton, 15 Cross Street, Hillsdale made comments regarding the size of the dwelling, refuse collection, and the occupancy of the apartments.

Ellen Athineos, of 81 Central Avenue, Hillsdale, made comments regarding the location of the parking lot and the size of the building.

Adam Hampton, 15 Cross Street, made comments regarding the apartments and deed restrictions.

Patrick Henry, 15 Cross Street, made comments regarding property values.

Bonnie, 57 Stockton Street, made comments regarding refuse collection.

Matthew Morrison, of 103 Conklin Avenue, made comments regarding the parking lot, dwelling size and property maintenance.

Meeting was closed to the public.

Mr. Del Vecchio gave a closing statement. He summarized the application, the variances requested and the benefits of the application.

Ms. Nabbie reviewed the conditions of approval.

A motion to deny the application made by Mr. Lichtstein and seconded by Mr. Alter. The Board was polled. Board members provided comments. The motion to deny was carried by a vote of 6-1.

RESOLUTIONS:

Hillsdale Patterson Street Redevelopment Plan

Mayor Ruocco and Council President Horvath rejoined the meeting

Mr. Raymond and Mr. Friedman recused themselves from the hearing.

There was a discussion amongst the Board Members and Ms. Nabbie regarding the Resolution. Each Board Member had an opportunity to discuss the details of the Resolution. The Board Members voted to approved the Resolution with changes.

The meeting was adjourned at 10:45 PM.

Respectfully submitted,

Statile Associates Consulting Engineers and Planners