

**MINUTES OF THE NOVEMBER 14, 2019 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E. Alter, F. Franco, S. Raymond, S. Riordan, D. Burleson,
Vice Chairwoman J. Miano, Chairman M. Giancarlo

MEMBERS ABSENT: E. Lichtstein, M. Kates, Councilman Z. Horvath, Mayor J. Ruocco

EMPLOYEES PRESENT: B. Chewcaskie, Esq., Acting Board Attorney
C. Statile, P.E., Board Engineer
L. Leheny, P.P., Acting Board Planner
C. Ryan, Board 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 *October 22, 2019 Minutes* were approved by the Board.

BILLS:
C.P. Statile, P.A. Invoices were approved by the Board for payment.

RESOLUTIONS:
Resolution No. 2019-12; Patricia Brady; Block 503, Lots 9 & 10; 105 Pascack Road
Approval of Minor Subdivision with Bulk Variance Application

A motion was made by Vice Chairwoman Miano to adopt the resolution, which was seconded by Mr. Burleson. The Board was polled and the motion passed; the resolution was adopted.

Resolution No. 2019-16; Juli-Ann Truppi; Block 1116, Lot 8; 41 Maple Ave.
Approval of Bulk variance application for reconstruction of an existing front porch and relocation of entryway stairs

A motion was made by Mr. Franco to adopt the resolution, which was seconded by Vice Chairwoman Miano. The Board was polled and the motion passed; the resolution was adopted.

DISCUSSION:
2020 Board Professionals

Chairman Giancarlo explained the past procedure for appointing Board Professionals and inquired with the Board as to how they wish to proceed for the upcoming year. The Board expressed their satisfaction with their currently appointed professionals however decided to put all three positions out to bid regardless. The due date for the RFQs will be sometime in December, as the Board will review the responses in January of 2020. It was confirmed notice will be published, as required.

PUBLIC HEARINGS:

PZ-04-19; Block 1201, Lots 5-7; Built for Success; 10 Orchard Street

Major Site Plan with Use & Other Variances application for two-story apartment building of 30 residential units

Counsel for the Applicant – Jennifer Knarich, Esq.

Ms. Knarich informed the Board there are currently three separate residential dwellings on the subject property. The application before the Board involves lot consolidation of the three existing lots. A d1 use variance and maximum sq. ft. signage variance are both being sought, which is an amendment from the previous submission from the applicant.

Ms. Knarich called the first expert witness, Sean McClellan, P.E. of 101 West Street in Hillsdale. Mr. McClellan spoke about the Revised Site Plan (revision date of 10/22/2019) which was marked **Exhibit A8**. The drainage and grading plan (sheet 3 of 6) was also reviewed and discussed. Mr. McClellan explained the applicant proposes to reduce the footprint to just over 21,000 sq. ft. and reduced the setbacks as well. The main revision to the application involves building access -- there is now only one curb cut instead of two, and the entrance is now located closer to the parking lot. The drainage system will include the same amount of pipe and gravel. The footprint of the building will be decreased and the parking area's footprint will be slightly increased. On site lighting was also discussed and it was confirmed it will remain the same. Mr. McClellan stated the applicant has eliminated the need for a height variance as the building is now being proposed at 29.9 feet.

Board Engineer Statile stated he has technical concerns regarding the stormwater management system. Mr. McClellan reviewed Mr. Statile's concerns outlined in his review letter point by point. Mr. McClellan and Mr. Statile discussed the fire zone, signs, and drainage. Drainage was discussed in great detail. It was confirmed further drainage testing will be conducted on the site and the results of same subsequently provided to Mr. Statile. Mr. Statile also explained the drainage concerns and testing to the Board in detail. It was confirmed lighting concerns will also be addressed. A 4 ft. retaining wall will be present and snow will be taken off site for removal.

At this time the meeting was opened to the public. As no one wished to speak, the meeting was closed to the public.

The next witness, Robert Zampolin, was called. A licensed architect, Mr. Zampolin provided testimony regarding the architectural aspects of the application. A new rendering of the proposed building was presented and reviewed (Exhibit A9) as was a revised architectural drawing set dated 10/24/2019 (Exhibit A10). Mr. Zampolin reviewed the footprint changes and other architectural changes made to the building. The staircase was moved to an exterior wall and a community room was added for residents. It was confirmed there are still a total of five affordable housing units being proposed; three two-bedroom units, one three-bedroom unit, and one one-bedroom unit. There will be a total of 30 units, 25 of which will be offered at the market rate. The floor plan was reviewed. Other aesthetic designs and elements of the building were also discussed. It was confirmed all units are ADA compliant. The affordable housing units will be predominantly located on the west side of the building. As previously mentioned, the applicant removed five inches from the height of the garage and created a more traditional aesthetic as opposed to the previously proposed contemporary design. The exterior of the building no longer contains cantilevers, but now has lots of trim, crown details, and more brick with colonial double hung windows. Only four units have exposed grills.

The meeting was opened to the public. As no one wished to speak, the meeting was closed to the public.

It was confirmed spray insulation and triple pane windows will still be used on the west area of the building to aid with noise pollution and all apartments will have their own washer and dryer. Mr. Statile asked if there are any outside generators being proposed and Mr. Zampolin confirmed no, there are not. Mr. Statile stated he wants renderings to be included in the resolution. Acting Board Attorney Chewcaskie stated the Board can make it a condition of approval and state specific drawing numbers, etc. Mr. Statile stated the Board did that in the past and still had an issue. The Board will need to determine which rendering is “approved” so it can be incorporated into the resolution appropriately.

Bradley Meumann, of 7 Ledge Rock Court, Morris Plans was called to testify as the landscape architect. Several documents were provided and marked as follows:

- Exhibit A-11: Landscape Architect Drawing
- Exhibit A-12: Landscape Architect Rendering
- Exhibit A-13: Concept Views A dated 11/14/19
- Exhibit A-14: Concept Views B aerial view
- Exhibit A-15: Photo Exhibit

Mr. Meumann spoke about the landscaping aspects of the application and explained which plants would be best suited for specific locations on the site in terms of buffering as well as growth in relation to what conditions the site offers.

The meeting was opened to the public. As no one wished to speak, the meeting was closed to the public.

Lastly, Andrew Villeri, P.E. of Stonefield Engineering was called to present testimony on traffic engineering. A traffic impacts study dated _____ was marked Exhibit A-16. Mr. Villeri confirmed he conducted traffic counts on Tuesday, April 30, 2019. Mr. Villeri stated a development of this size does not generate a significant amount of traffic however a study was conducted regardless. For parking on the site, RSIS standards were used to determine the appropriate amount of spots and the applicant is complying with those requirements. Mr. Villeri stated he believes the site is adequately designed to handle emergency vehicle access.

At this time, the meeting was opened to the public. As no one wished to speak, the meeting was closed to the public.

It was confirmed the Board will carry the public hearing due to the late hour and resume the hearing with Mr. Villeri present to answer questions the Board members may have. Mr. Chewcaskie announced the meeting is hereby carried to December 3, 2019 at 7:30pm and the public will not receive any additional notice; the announcement serves as notice. Ms. Knarich confirmed the applicant waives the statutory time frame for the Board to act until December 3, 2019.

The meeting was adjourned at 10:30pm.

Respectfully submitted,

Caitlin Ryan
Deputy Secretary