

**MINUTES OF THE OCTOBER 20, 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, Chairman Burleson, D. Friedman, Mayor J.  
Ruocco,  
S. Raymond

MEMBERS ABSENT: M. DiPisa

EMPLOYEES PRESENT: B. Chewcaskie, 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 7:00pm. 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 8, 2020 were approved by the Board.

APPROVAL OF INVOICES

A motion was made by Mr. Raymond and seconded by Chairman Burleson to approve the invoices for Burgis Associates. The Board was polled and the motion passed.

A motion was made by Mr. Raymond and seconded by Vice Chairwoman Miano to approve the invoices for Cleary Giacobbe Alfieri Jacobs, LLC. The Board was polled and the motion passed.

DISCUSSIONS

Brian Chewcaskie, Esq. gave a brief overview of the Borough of Hillsdale Redevelopment Plan's referral from the Borough Council for consistency with the Master Plan, reviewed the Board's role with regards to the referral and gave procedures for the meeting.

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

Francis Reiner, PP, of DMR Architects, presented the Borough of Hillsdale Redevelopment Plan to the Board. He provided details on the Plan in regards to the Borough's Fair Share Housing Settlement Agreement, Master Plan consistency, permitted uses, conditions, bulk standards, height standards, setback standards, density bonus, parking requirements, circulation requirements and design standards.

The Board Professionals were given the opportunity to question Mr. Reiner and provided comments. Mr. Statile asked questions and provided comments regarding traffic studies, parking requirements, stormwater runoff and affordable housing. Mr. Behrens asked questions and provided comments regarding consistency with the Master Plan, outdoor dining and a severability clause. Mr. Reiner provided responses to comments.

The Board then had the opportunity for questions and comments of Mr. Reiner regarding affordable housing, architecture, building heights, parking requirements, permitted uses, utilities, curbing, definitions used in the Plan, accessory uses, flood hazard areas, parking lot design, procedures for redevelopment, the role of the Environmental Commission, underground parking, outdoor dining, RSIS, housing densities, impervious coverage, stormwater management, the layout of parking along Patterson Street, the location of potential parking decks, the impacts on the existing business zone, the potential for assemblage of lots, a potential community center, affordable housing requirements and densities, existing housing densities in other municipalities, financial impacts, traffic impacts, setbacks of buildings to Patterson Street, density bonuses, inclusion of a community center in the Plan and the incorporation of potential development into the existing downtown.

Meeting was open to the public.

Scott Raymond of Hillsdale, asked questions and provided comments regarding permitted uses, building heights, imminent domain, the costs of the Plan, reasoning for redevelopment versus rezoning, timeframes, the impact on public utilities and Borough services, and traffic impacts.

Jon DeJoseph of Hillsdale, asked questions and provided comments regarding housing density, Plan timing and building heights.

Geraldine Beatty of Hillsdale, asked a question regarding emergency services.

James Mallet, Hillsdale, asked questions and provided comments regarding current occupants in the Redevelopment Zone, elevation of roadways, and construction of apartments versus condominiums.

The meeting was closed to the public.

Mr. Chewcaskie provided guidance to the Board. The Board members were polled on the question of whether the Redevelopment Plan was consistent with the Master Plan.

Board Members gave additional comments on elements of the Plan and provided comments to be incorporated into recommendations to be returned to the Borough Council.

Mr. Chewcaskie confirmed the majority of Board members believed the Plan was consistent with the Master Plan. He also confirmed the comments to be incorporated into a Resolution.

Joe Baumann, Esq. spoke regarding the future proceedings for the Redevelopment Plan.

The meeting was adjourned at 9:50 pm.

Respectfully submitted,

Statile Associates Consulting Engineers and Planners