

MINUTES OF THE OCTOBER 27, 2015 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE

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

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

EMPLOYEES PRESENT : Nylema Nabbie, Esq., Board Attorney
Christopher Statile, P.E., Board Engineer
Paul Grygiel, P.P., Board Planner
Caitlin Chadwick, Deputy Secretary

Acting Chairwoman Calabria called the meeting to order with a reading of the Open Public Meetings Statement at approximately 7:45pm.

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 8th, 2015* meeting minutes were approved by the Board.

BILLS:
Invoices from the Board Engineer's office, the Board Attorney's office, and the Board Planner's office were approved by the Board for payment.

BOARD BUSINESS:
RFQs for 2016 Professionals and Professional Agreements
Vice Chairwoman Calabria informed the Board that 2015 RFQs were advertised properly, stating that the advertisement was published on November 29, 2015. Board Attorney Ms. Nabbie informed the Board that the Planning Board Deputy Secretary will advertise RFQs for 2016 Board Attorney, Board Engineer and Board Planner. All responses to qualifications should be delivered to the Planning Board's mailbox located at Borough Hall, to her attention, and she will pick up the responses on the due date at specified time.

Ms. Nabbie stated that her firm is required to have a professional contract agreement with Hillsdale for their Planning Board services, as are all Board professionals, to accompany the resolutions for Board Professionals that had already been on file with the Borough. Ms. Nabbie informed the Board that she prepared the professional services contract for Board Attorney, but is still preparing the professional services contracts for Board Planner and Board Engineer. The Board resolved to vote on the Board Attorney Professional Services Agreement at the end of the meeting.

Appoint Site Plan Review Committee - PSE&G SubstationExpansion

Board Engineer Statile informed the Board that the applicant, PSE&G, is planning a major expansion of their existing substation (3rd phase of their work). The company had requested the Board form a Site Plan Committee of three members to meet with PSE&G informally prior to their public hearing date, to discuss the site plan. Acting Chairwoman Calabria stated that it may be better to discuss this at a meeting when all Board members are present, and it was resolved that this item will go on the November 12, 2015 agenda and the Board will discuss is at that time.

RESOLUTIONS:

Resolution No. 2015-24; Joseph & Samantha Gallucci; Block 1316, Lot 10; 253 Hillsdale Ave. Approval of Variance application was approved by the Board.

Resolution No. 2015-25; Zarsion Jinhui; Block 102, Lot 1; 90 Wierimus Road Approval of Major Subdivision with bulk variances was approved by the Board, however conditioned that if a Borough Department, such as Police, Board of Education, etc. makes recommendations within 90 days, the applicant would comply with any reasonable changes.

COMPLETENESS REVIEW:

PZ-11-15; Paterno; Block 1205, Lot 8; 279 Broadway Major Site Plan, Use Variance, and Bulk Variances application was deemed complete and scheduled for a public hearing date of December 10, 2015.

PUBLIC HEARINGS:

Caliber Builders; Block 506, Lot 1; Golden Orchards Final Major Site Plan application for construction of age-restricted, single-family dwellings

Board Attorney Nabbie announced that this application has been adjourned and is carried to November 24, 2015 at 7:30pm in these chambers.

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

Mr. and Mrs. Wiseman were sworn in before the Board. Board Planner Grygiel and Board Engineer Statile were also sworn in before the Board. Mr. Wiseman informed the Board that this application is to rebuild his existing garage, which collapsed. Mr. Wiseman originally proposed to build the new garage in the same location as the existing one, however was told by the Hillsdale Zoning Official, Ms. Jeffery, that it was against the property line. Mr. Wiseman therefore proposes a new garage attached to his home with a breezeway, but still requires a bulk variance for front yard setback. A group of photographs which were submitted with the application and depict the surrounding homes, were then marked as **Exhibits A1-A14**.

Board Attorney Nabbie informed the Board that notice of this hearing was not sent to utility companies until October 23, 2015, which does not meet the ten day advance notice requirement under the Land Use Law. Mr. Wiseman did not receive the 200 ft. list until October 16th and said he was not aware that the utility companies required notice. Mr. & Mrs. Wiseman will re-notice for a public hearing on November 12, 2015.

Mr. Horvath made a motion to approve this application subject to the Wisemans providing the re-notice the utility companies for a public hearing date of November 12, 2015 at 7:30pm. Mr. Franco seconded the motion. The Board was polled and as all members voted affirmatively, the motion passed and a resolution will be written to memorialize the approval.

BOARD BUSINESS:

Board Attorney's Professional Agreement for 2015

Mr. Horvath made a motion to approve the agreement, seconded by Ms. Kates. The Board was polled and the motion passed.

CLOSED SESSION:

At 8:26 pm, Dr. Lichtstein made a motion to go into closed session and Ms. Kates seconded the motion. The Board then went into closed session.

At 9:55pm, the Board returned from closed session and Board Attorney Nabbie stated that the purpose of the closed session was to discuss pending litigation for 225 Washington Ave., MJL, LLC and the pending declaratory judgement action as it relates to affordable housing. No action was taken.

The meeting was adjourned at 9:55pm.

Respectfully submitted,

Caitlin Chadwick
Deputy Secretary