

**MINUTES OF THE OCTOBER 27, 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. Burluson, 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 Burluson 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.

Bill George, 50 central Avenue, asked a question regarding a contact for the Planning Board on the website.

The meeting was closed to the public.

APPROVAL OF MINUTES

The minutes of October 20, 2020 were approved by the Board.

RESOLUTIONS:

Hillsdale Patterson Street Redevelopment Plan

There was a discussion of the Resolution. The matter was carried to the next meeting.

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

The hearing was carried to November 12, 2020 at 7:30 pm with no further notice.

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 gave background information on the application and outlined the changes that have been made since the previous hearing including the relocation of the parking lot, reduced parking lot size and increase landscaping.

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

Mr. Del Vecchio presented witness James Virgona, AIA, the applicant's architect. Mr. Virgona was sworn in and accepted as an expert witness. Mr. Virgona gave testimony regarding architectural plans, renderings, elevations, floor plans, building materials, exterior features of the building, and building height.

Exhibit A-2: Hals Engineering Plans revised to October 15, 2020

The Board Professionals were given the opportunity to question the witness and provide testimony. Mr. Statile provided testimony and asked questions regarding building height. Mr. Behrens provided testimony and asked questions regarding floor plans, security provisions, refuse location and character of the building.

The Board then had the opportunity for questions and comments of Mr. Virgona regarding accessibility, the need for side yard setback variance, floor plans, refuse location, fire suppression, architecture, accessory structures, wall heights, landscaping, building adaptability measures and floor area ratio.

Meeting was open to the public.

Adam Hampton, 15 Cross Street, Hillsdale asked questions regarding the floor plan, the variances requested and the building setback.

Wayne Guskind, 26 Central Avenue, Hillsdale asked a question regarding side yard setback.

Ellen Athineos, of 81 Central Avenue, Hillsdale, asked a question regarding parking.

Christina Fanelli, of 10 Large Avenue, Hillsdale, asked a question regarding architecture.

Bill George, of 50 Central Avenue, Hillsdale, asked a question regarding parking.

Meeting was closed to the public.

Exhibit A-3: Virgona Architectural Plans dated March 6, 2020

Exhibit A-4: Virgona Rendering Original

Exhibit A-5: Virgona Rendering Revised

Mr. Del Vecchio presented witness David Hals, P.E., P.P, the applicant's engineer. Mr. Hals gave engineering testimony on the reduced parking lot size, new impervious coverage, landscaping, fencing, lighting, retaining walls, refuse location, and drainage modification.

Mr. Hals gave planning testimony on the requested variances and the need for the variances. He provided proofs to the Board and provided further testimony on the accessory apartments, the inherent benefits, the side yard setback, floor area ration and fencing.

The Board Professionals were given the opportunity to question the witness and provide testimony. Mr. Statile provided testimony and asked questions regarding landscaping, stormwater management, parking lot changes, and curbing. Mr. Behrens provided testimony and asked questions regarding fencing, refuse storage, landscaping, the proposed use variance, Master Plan aspects of the application, and balancing tests.

The Board then had the opportunity for questions and comments of Mr. Hals regarding the necessity of the apartments, side yard setbacks, fencing, parking lot configuration, lighting, refuse location and landscaping.

Dawn Townsend was sworn in and gave testimony on the apartment residents and apartment usage.

The Board then provided additional questions and comments of Mr. Hals regarding stormwater management, landscaping, deed restrictions, driveway width, parking lot configuration, HVAC and generator locations, refuse location, and floor area ratio.

The hearing was carried to the meeting of November 12, 2020.

BOARD BUSINESS:

There was a discussion regarding the Resolution for the Hillsdale Patterson Street Redevelopment Plan.

The meeting was adjourned at 10:40 PM.

Respectfully submitted,

Statile Associates Consulting Engineers and Planners