

**MINUTES OF THE OCTOBER 8, 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

MEMBERS ABSENT: S. Raymond

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 September 22, 2020 were approved by the Board.

RESOLUTIONS:

PZ-04-20 Block 1510, Lot 30

John Kellenberger: Owner & Applicant, 281 Raymond Street

Use (FAR) and Bulk Variances to construct additions to single-family dwelling.

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

COMPLETENESS REVIEW

PZ-06-20, Block 2004, Lots 1 & 2.01,

Donald Oriolo, 23 Ruckman Ave. & 100 Piermont Ave.

Minor Subdivision Application

Mr. Statile outlined the application. A motion to deem the application incomplete was made by Chairman Burleson and seconded by Ms. Kates. Ms. Nabbie and Mr. Statile will work with the applicant on completeness.

PUBLIC HEARINGS:

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. He spoke about the restrictions on the apartments above the group homes.

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

Mr. Del Vecchio presented witness David Hals, P.E., P.P, the applicant's engineer. Mr. Hals was sworn in and gave testimony on the revised site plan, building, parking lot, and requested variance. He also provided additional testimony on parking requirements/needs and soil moving.

The Board Professionals were given the opportunity to question the witness and provide testimony. Mr. Statile provided testimony and asked questions regarding landscaping and parking lot needs. Mr. Behrens provided testimony and asked questions regarding site plan changes, refuse storage and walkways.

The Board then had the opportunity for questions and comments of Mr. Hals regarding refuse collection, parking lot size, retaining walls, lighting, landscaping, fencing, soil movement, generators, and stormwater management.

Meeting was open to the public.

Adam Hampton, 15 Cross Street, Hillsdale asked questions regarding drainage and parking.

Timothy O'Reilly, of 51 Central Street, Hillsdale asked questions on parking and aesthetics.

Michael Pogue, 75 Central Avenue, Hillsdale asked questions regarding the site.

Bill George, 50 Central Avenue, Hillsdale asked questions regarding the site layout and refuse dumpsters.

Erin Hampton, of 15 Cross Street, Hillsdale, asked questions regarding garbage pick-up.

Matthew Morrison, of 103 Conklin Avenue, Hillsdale, asked questions regarding drainage and parking.

Burton Hall, of Park Ridge, asked a question related to planning.

Janetta Pascaru, of 205 Broadway, Hillsdale, asked questions regarding parking lot configuration and site layout.

Robert Faiges, of 103 Central Avenue, Hillsdale, asked questions regarding landscaping and parking.

Bill George, of 50 Central Avenue, Hillsdale, asked questions regarding landscaping.

Meeting was closed to the public.

After a break, Mr. Del Vecchio requested that the application be carried to a future meeting to accommodate changes to the plan. The hearing was carried to the meeting of October 27, 2020.

BOARD BUSINESS:

Mayor Ruocco and Council President Horvath rejoined the meeting.

There was a discussion regarding future meetings.

The meeting was adjourned.

Respectfully submitted,

Statile Associates Consulting Engineers and Planners