

BOROUGH OF HILLSDALE

Planning/Zoning Board

MINUTES

November 14, 2024

7:30 PM

Chairwoman Kates called the meeting to order at approximately 7:30 pm. Deputy Secretary Janeiro recited the Open Public Meeting Statement and Pledge of Allegiance.

**MEMBERS PRESENT:** Chairwoman M. Kates, Vice Chairman S. Riordan, Mr. E. Alter, Mr. D. Friedman, Mr. S. Griep, Ms. G. Guzman, Dr. A. Weinberg, Council Liason Trochimiuk and Mayor Sheinfield

**MEMBERS ABSENT:** Secretary S. Raymond and Mr. S. Sammarco

**EMPLOYEES PRESENT:** Mr. Marc Leibman, Board Attorney  
Mr. Chris Statile, Board Engineer  
Ms. T. Janeiro, Deputy Secretary

**OPEN TO PUBLIC (for matters not on the Agenda):**

The meeting was then opened to the public for matters not on the agenda. There being none, the meeting was closed to the public.

<b><u>INVOICES</u></b>				
<b><u>Christopher P. Statile, P.A.</u></b>	<b><u>Total</u></b>	<b><u>Motion</u></b>	<b><u>Second</u></b>	<b><u>Outcome</u></b>
1120.05331	\$1711.25	A. Weinberg	E. Alter	Passed
2024-28	\$295.00			
2024-29	\$295.00			
<b>Total -</b>	<b>\$2301.25</b>			

**RESOLUTION**

Resolution #2024-19

Mayor & Council Resolution 24270 – Amendment to the Patterson Street Redevelopment Plan

A motion was made by Mayor Sheinfield to approve the memorialization resolution. The motion was seconded by Vice Chairman Riordan, and carried by a roll call vote as follows:

Vice Chairman Riordan	Yes
Mr. Friedman	Yes
Dr. Weinberg	Yes
Mayor Sheinfield	Yes
Council Liaison Trochimiuk	Yes

**MEETING MINUTES**

**October 22, 2024 (As amended)**

<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
Mr. Friedman	Dr. Weinberg	Passed

**RFQ**

Ms. Janeiro opened and announced the received RFQ submissions. The following RFQ's were received:

Attorney

CSG Law – Marc Leibman, Esq.

Cardoso Law – Vando Cardoso, Esq.

Meyerson, Fox & Conte, John Conte, Esq.

Engineer

Colliers Engineering and Design

Planner

Burgis Associates

**DISCUSSION**

Checklist

A conversation was had by all members and professionals present. Vice Chairman Riordan will make the necessary changes to the checklist document. The updated checklist will be voted on at the December 12, 2024 meeting. Then the checklist will be presented to the Mayor and Council.

November 26, 2024

The meeting of November 26, 2024 will be cancelled.

Steep Slope

Mayor Sheinfeld spoke about a Steep Slope Ordinance that will be introduced tomorrow night at a special Mayor and Council meeting. This Board will review the Ordinance on December 12, 2024.

32 Riverdale Street Block 1517 / Lot 13

Mr. Leibman stated this applicant would like to appear before the Board for a reconsideration. He said as long as a resolution has not been adopted, an applicant may ask for a reconsideration. The applicant must alter the plans, and it is up to the Board to accept the reconsideration.

Annual Report

Chairwoman Kates stated we would have an annual report discussion at the December 19, 2024 hearing. Mr. Statile commented that he will issue a report to the Board.

Mr. Alter asked why the Planning Board's letter regarding Patterson Street was tabled. Mayor Sheinfield said the matter will be placed on the agenda again for discussion. The Mayor and Council needed more time to discuss this matter.

**CLOSED SESSION**

The Board entered into closed session at 8:17 p.m. to discuss the RFQ's received for Board Attorney, Board Engineer and Board Planner on a motion from Ms. Guzman, seconded by Mr. Alter.

The Board came out of closed session at 9:01 p.m.

The meeting was then opened to the public for any questions. There being none, the meeting was closed to the public.

**ADJOURNMENT:**

The meeting was adjourned at approximately 9:03 p.m.

Next Public Hearing - Thursday, December 12, 2024 7:30 pm; Borough Hall Council Chambers