

BOROUGH OF HILLSDALE

Planning/ Zoning Board

MINUTES

December 12, 2024

7:30 PM

Chairwoman Kates called the meeting to order at approximately 7:30 p.m. 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, Ms. G. Guzman and Mayor Sheinfield

MEMBERS ABSENT: Secretary S. Raymond, Mr. S. Griep, Dr. A. Weinberg, Mr. S. Sammarco and Council Liason Trochimiuk

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.

Mr. Michael Fronte – 57 Holdrum Street, Hillsdale

Mr. Fronte gave his background experience designing many sporting venues over the years. He is very concerned about the proposed lighting and traffic at Memorial Field. He spoke about the nuisance the lights will be to his property and all of the issues that will arise with additional traffic. Mr. Fronte does support children’s sports but is very concerned with the changes. Chairwoman Kates stated that the Board is not permitted to give comment on something they are not reviewing. Mr. Leibman explained that this project would be a Capital Review project. The Governing Body refers a matter to the Planning Board only for comments and recommendations. Ultimately the Governing Body makes the decisions. Mr. Fronte said that none of the neighbors knew, and there is now a total mistrust in the community. He thanked the Board for their service.

<u>INVOICES</u>				
<u>INVOICES – CSG Law</u>	<u>Total</u>	<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
622402	\$795.50	M. Sheinfield	S. Riordan	Passed
624565	\$1000.00			
624659	\$74.00			
624665	\$92.50			
Total -	\$1962.00			

<u>INVOICES</u>				
<u>INVOICES – CSG Law</u>	<u>Total</u>	<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
45584	\$736.25	E. Alter	G. Guzman	Passed
Total -	\$736.25			

MEETING MINUTES

OPEN – November 14, 2024

<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
Vice Chairman Riordan	Mr. Alter	Passed

CLOSED – November 14, 2024

<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
Vice Chairman Riordan	Mr. Alter	Passed

MAYOR & COUNCIL REFERRAL #24-17 – STEEP SLOPE

Mr. Leibman explained the review procedure according to the New Jersey Municipal Land Use Law.

Mr. Leibman read a letter to the Board he drafted dated December 12, 2024.

Mr. Statile went over his review comments dated December 11, 2024.

Mr. Friedman had some questions pertaining to soil and regrading.

Vice Chairman Riordan commented that soil testing should be done through the building department.

Retaining walls were discussed.

A variance would be needed if the applicant is disturbing more than 500 square feet of property.

A discussion took place regarding how officials would know if a steep slope variance would be needed, as when an applicant applies for a permit, there are no topography calculations submitted.

Mr. Statile said he would alert the applicant in his review if a variance would be needed regarding a steep slope.

A motion was made by Ms. Guzman to adopt Mr. Leibman’s letter dated December 12, 2024 and attachments. The motion was seconded by Mr. Friedman and carried by a roll call vote as follows:

- Chairwoman Kates Yes
- Vice Chairman Riordan Yes
- Mr. Alter Yes
- Mr. Friedman Yes
- Ms. Guzman Yes
- Mayor Sheinfield Yes

Mr. Leibman will send a letter to the Mayor and Council.

DISCUSSION

Checklist

The Board went over the checklist and made a couple of changes.

A motion was made by Mayor Sheinfield to adopt the amended checklist. The motion was seconded by Mr. Alter and carried by a roll call vote as follows:

Chairwoman Kates	Yes
Vice Chairman Riordan	Yes
Mr. Alter	Yes
Mr. Friedman	Yes
Ms. Guzman	Yes
Mayor Sheinfield	Yes

2025 Planning Board Calendar

The Board discussed the proposed 2025 dates. This will be voted on at the December 19, 2024 Planning Board meeting.

Annual Report

Mr. Statile went over the 2024 report and does not recommend any changes. A discussion about the report was had by all members present. This matter will be voted on at the December 19, 2024 Planning Board meeting.

Existing Tree Ordinance

Recently a new tree ordinance was adopted in town without any Planning Board discussion. Prior to this process, a permit was not required for tree removal.

Mr. Statile explained the process and what the ordinance states the Planning Board is responsible for.

Mr. Leibman said he needs to look into this matter as he is not so sure the Planning Board can enforce this ordinance.

Mr. Statile said the state would also need to approve this ordinance.

Mr. Leibman is meeting with the borough attorney in January and will discuss this matter with him.

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

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December 12, 2024

7:30 PM

ADJOURNMENT:

The meeting was adjourned at approximately 8:45 p.m.

Next Public Hearing - Thursday, December 19, 2024 7:30 pm; Borough Hall Council Chambers