

BOROUGH OF HILLSDALE

Planning/ Zoning Board

MINUTES

December 19, 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, Secretary S. Raymond, Mr. E. Alter, Mr. S. Griep, Council Liason Trochimiuk and Mayor Sheinfield

MEMBERS ABSENT: Mr. D. Friedman, Ms. G. Guzman, Dr. A. Weinberg and Mr. S. Sammarco

EMPLOYEES PRESENT: Mr. Marc Leibman, Board Attorney
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. Bill Drummond – 840 Hillside Avenue, Hillside

Mr. Drummond asked about the development of the properties next to him. He said he called the building department on November 26, 2024 and was told they submitted permits. Mr. Leibman said he was contacted by the new owners of the properties regarding the Developers Agreements. Mr. Leibman told the applicant they need to post escrow for legal services. We are in the process of waiting for the escrow to be posted. It seems the applicant came to the board previously for a site plan application only. Mr. Leibman stated both the board and the Mayor and Council will need to vote on the Developers Agreement. Mr. Drummond asked about the tree ordinance. Mr. Leibman said they will need to comply with the current tree ordinance. Mr. Drummond said the property was previously contaminated, and a major part of the building is proposed on the contaminated site. He said the new owner never received the contamination report, and the building department has no knowledge of the report. The board spoke about the expiration of the resolution as it looks like the subdivision was perfected. A conversation regarding previous and future DEP approvals took place.

INVOICES				
<u>INVOICES – Christopher P. Statile, P.A.</u>	<u>Total</u>	<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
1120.05332	\$625.00	S. Griep	E. Alter	Passed
2024-30	\$220.00			
2024-31	\$330.00			
2024-32	\$330.00			
Total -	\$1505.00			

Engineer

Colliers Engineering and Design

Christopher P. Statile, P.A.

CLOSED SESSION

The Board entered into closed session to discuss the RFQ's received for Board Engineer on a motion from Mayor Sheinfield, seconded by Secretary

The Board came out of closed session. Chairwoman Kates announced no action was taken in closed session.

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

DISCUSSION

Chairwoman Kates announced that Ms. Guzman is leaving the board and thanked her for her service.

Chairwoman Kates thanked Mayor Sheinfield and Council Liaison Trochimiuk for their service to the Board.

Secretary Raymond thanked the board, Mayor Sheinfield and Council Liaison Trochimiuk and wished all happy holidays.

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 8:45 p.m.

Next Public Hearing - Thursday, January 9, 2025 7:30 pm; Borough Hall Council Chambers