



380 Hillsdale Avenue
Hillsdale, New Jersey 07642
201-666-4800 (main)
201-497-1552 (direct)

Planning/ Zoning Board

MINUTES

February 28, 2023

7:30 PM

MEMBERS PRESENT: Chairman S. Riordan, Vice Chair M. Kates,
E. Alter , D. Friedman, , S. Griep, J. MacEwen, A. Berliner, L. Thoms,
Council Liaison John Escobar, Mayor J. Ruocco

MEMBERS ABSENT: Secretary S. Raymond

EMPLOYEES PRESENT: M. Stinely, Esq., Board Attorney
C. Statile, P.E., Board Engineer
Deputy Secretary N. Rowe

Chairman Riordan called the meeting to order at approximately 7:32 pm. Deputy Secretary Natalie Rowe recited the Open Public Meeting Statement and Pledge of Allegiance.

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

The meeting was opened to the public. Resident Mr. William Edward wished to speak in support of the application for 39 Hopkins St. Chairman Riordan informed Edward that the hearing is being carried to a future date. Mr. Edward had no other comments. No other residents wished to speak; therefore, the meeting was closed to the public.

RESOLUTIONS

PZ-03-22 Block 404 Lot 1
34 Fairhaven Drive
Resolution 2022-20
Rossillo (Fence)

Escrow is currently insufficient for this application and therefore will not be presented for a vote. The applicant has been notified. The adoption of this resolution is being carried to the 3/9/2023.

2023 Resolutions for Planning Board Members and Professions

- 2023-3 Chairperson, Stephen Riordan
A motion was made by Mayor Ruocco and seconded by Vice Chair Kates to approve the appointment of Mr. Riordan to Chairman. The board was polled and the motion passed.
- 2023-04 Natalie Rowe, Deputy Secretary
A motion was made by Mr. Griep and seconded by Vice Chair Kates to approve the appointment of Ms. Rowe to Deputy Secretary. The board was polled and the motion passed.

*Borough of Hillsdale
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- 2023-07 Vice Chairperson, Meredith Kates
A motion was made by Chariman Riordan and seconded by Mr. Griep to approve the appointment of Ms. Kates to Vice Chairperson. The board was polled and the motion passed.
 - 2023-08 Secretary, Scott Raymond
A motion was made by Mr. Alter and seconded by Mr. Griep to approve the appointment of Mr. Raymond to Secretary. The board was polled and the motion passed.
 - 2023-01 C.P. Statile, P.A. Consulting Engineers and Planners
A motion was made Mr. Alter and seconded by Vice Chair Kates to approve the retainment of Christopher P. Statile P. A. as Engineering Consultant for 2023. The board was polled and the motion passed.
 - 2023-02 Burgis Associates, Inc.
A motion was made by Vice Chair Kates and seconded by Chairman Riordan to approve the retainment of Burgis Associates as Planning Consulting for 2023. The board was polled and the motion passed.
 - 2023-05 Cleary Giacobbe Alfieri Jacobs LLC
A motion was made Mr. Alter and seconded by Vice Chair Kates to approve the retainment of Cleary Giacobbe Alfieri Jacobs, LLC as Attorney for 2023. The board was polled and the motion passed.

INVOICES

- A motion was made by Vice Chair Kates and seconded by Mayor Ruocco to approve invoices totaling \$6427.50 for Cleary Giacobbe Alfieri Jacobs, LLC. The board was polled and the motion passed.
- A motion was made by Vice Chair Kates and seconded by Mayor Ruocco to approve invoices totaling \$2279.00 for C.P. Statile P.A. The board was polled and the motion passed.

MEETING MINUTES

A motion was made by Mr. Griep and seconded by Vice Chair Kates to approve the meeting minutes of February 9th, 2023. The board was polled and the motion passed.

Borough of Hillsdale
Planning/ Zoning Board
Minutes

February 28, 2023

7:30 PM

COMPLETENESS

PZ-01-23 Block 1604 Lot 6
5 Howell Avenue
Chris & Dana Bell: Applicants and Owners (Bulk Variance)

Mr. Statile summarized the application. Board members asked questions regarding the completeness and if the survey is up to date. A motion to approve the review was made by Vice Chair Kates and seconded by Mr. Friedman. The Board was polled and the motion passed. The hearing date was set for March 28th, 2023.

HEARINGS

PZ-11-2022 Block: 1706 Lot: 23
39 Hopkins Street
Buesser (Bulk Variance)

The hearing for this application was rescheduled to March 28th 2023 due to deficiencies in the notification process. The application will need to be re-noticed by the applicant.

OPEN SESSION

Downtown Rehab Council Resolution 23073

Council Resolution 23073 was referred to the Planning Board (PB) by the council for comment. This resolution is seeking comments from the Planning Board and references the Area in Need of Rehabilitation (AINRh) preliminary investigative study approved by council resolution 22115 on June 14, 2022. Attorney Stinely explained that comments from the planning board regarding the draft resolution are due by March 31st. The draft resolution contains conclusions based on the Preliminary Study. The Governing Body can take the PB comments into consideration when drafting the resolution which is based on the Preliminary Investigation study and conclusions performed by DMR Architects. Unlike Redevelopment, the PB does not have to conduct a preliminary investigation, provide notice and have a public hearing for AINRh.

Ms. Stinely provided the below information regarding the process and next steps regarding an Area in Need of Rehabilitation (AINRh).

- Statutory criteria for AINRh are lower than for redevelopment and is included on page 4 for the report.
- Condemnation is not permitted in a Rehabilitation plan.
- A rehabilitation plan will need to be developed and introduced to the governing body.
- An ordinance will be introduced for approval by the governing body.
- The Rehabilitation plan will then be forwarded to PB for comments and to ensure consistency with the Master Plan.

*Borough of Hillsdale
Planning/ Zoning Board
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February 28, 2023

7:30 PM

Several Planning Board members stated that a presentation by DMR as part of their review would be beneficial. A presentation was made to the Council on January 10th 2023 and is available to be viewed on You Tube. The link is below.

- [Council 20230110 133527 all chs - YouTube](#)

An invitation will be extended to DMR for the 3/28/23 PB meeting to allow the PB to field questions as it pertains to the resolution proposed.

A color copy of the DMR report was emailed to Board members and is available on the Borough website on the Planning Board page under the 2/28/23 Meeting Documents.

- [2023 Planning Board Agendas, Meeting documents & Minutes - Hillsdale, New Jersey \(hillsdalenj.org\)](#)

A motion was made by Vice Chair Kates and seconded by Ms. Thoms to carry the discussion to the March 28th, 2023 PB meeting. Mayor Ruocco abstained from the vote. The board was polled and the motion passed.

DISCUSSION

Mayor Ruocco mentioned that only a live audio transmission was being broadcast and the video feed was not being transmitted. Attorney Stinely stated that only an audio recording is required by law. Chairman Riordan asked Councilman Escobar to raise this issue to the Borough Council.

ADJOURNMENT:

The meeting was adjourned as 8:15 pm.

Next Public Hearing- Thursday, March 9th, 2023 7:30pm; Borough Hall Council Chambers