

**MINUTES OF THE FEBRUARY 9, 2023  
HILLSDALE PLANNING/ZONING BOARD MEETING  
BOROUGH OF HILLSDALE, NJ**

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

**MEMBERS ABSENT:** J. MacEwen

**EMPLOYEES PRESENT:** T. Behrens, Board Planner  
N. Nabbie, Esq., Board Attorney  
C. Statile, P.E., Board Engineer  
Deputy Secretary N. Rowe

Vice Chairman Riordan called the meeting to order at approximately 7:34 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. No residents wished to speak; therefore, the meeting was closed to the public.

**APPOINTMENT OF BOARD ATTORNEY**

**Stephen Riordan,**

Chairman Riordan provided a history of the Request for Quotation regarding 2023 professional services for a Planning Board attorney. The Board did not receive any bids and therefore Chairman Riordan requested a motion from the Board to appoint Cleary Giacobbe Alfieri Jacobs LLC via the non Fair and Open Process. Chairman Riordan also stated that outstanding payment issues to this firm have been resolved. A motion was called by Secretary Raymond and seconded by Mayor Ruocco. The Board was polled and the motion passed.

**ADMINISTERING OATH OF OFFICE**

Oaths of office were administered by the Board Attorney to the below board members for the positions noted.

- John Escobar Class III Term Ending December 31, 2023
- Seth Griep Class IV Term Ending December 31, 2023
- Adam Berliner Alternate # 1 Term Ending December 31, 2023
- Lorraine Thoms Alternate # 2 Term Ending December 31, 2024

**RESOLUTION**

PZ-03-22; Block 404 Lot 1  
34 Fairhaven Drive  
Resolution 2022-20

The adoption of this resolution is carried to the 2/28/23 meeting.

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**MEETING MINUTES**

A motion was made by Secretary Raymond and seconded by Mr. Alter to approve the minutes of January 26, 2023 meeting. The board was polled and the motion passed.

**OPEN SESSION**

- Scheduling

George White School is required to perform a capital review. This will be on the 3/28/23 agenda.

Downtown Rehabilitation Study – the Board attorney will reach out to the Borough attorney. Scheduling for this discussion will be confirmed at the 2/28/23 PB meeting.

55 Appletree Lane – An extension request was received via email from the applicant’s architect; however, the applicant is required to appear before the board for an extension request. This will be on the 3/9/23 agenda.

**HEARINGS**

PZ-10-2022

Block: 1210-1211      Lot: 10-11 & 1-2;  
60-77 Brookside Place, 131-145 Patterson Street  
Patterson St Urban Renewal (Site Plan)

Secretary Raymond recused himself from this hearing.

Jason Tuvel, Esq, applicant for the attorney, reviewed the application and the redevelopment plan (RDP) history, provided an overview of the current layout of the property and the proposed new development. The development consists of

- 256 rental units inclusive of 20 affordable housing units
- A community center which is open to the Hillsdale public.
- All bulk requirements are met or exceeded.

Several professionals will be called as part of the presentation.

Josh Kline, Civil Engineer from Stonefield Engineering was called as the first witness.

The Board attorney swore in Mr. Kline and Mr. Statile.

Mr. Kline provided his credentials and was found acceptable to the Board.

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Mr. Kline reviewed exhibits A1, A2 and A3 and provided a summary of the 5.2-acre site, improvements to the existing property and its compliance to the redevelopment plan. Mr. Kline provided an overview of the building and property layout. Key points included in his review:

- impervious coverage is 79.7% which is below the requirement of 85%
- 448 fully enclosed garage spaces are planned
  - Per A3 exhibit
  - 4 spaces within the off street area of the community center; 15 spaces are on Knickerbocker; 8 spaces are on Prospect Place which will be removed per the Police Department requirements;
  - 8 spaces on Piermont Road
  - EV requirements and ADA compliant spaces (16) are included.
  - The current RDP requires 446 spaces total, including 20 spaces for the community center.
- Porous pavement will be used and 4 bioretention areas are included.
- Streetscape. New sidewalks, approx. 56 street trees, landscaping and decorative lighting are being installed along with benches installed every 150 feet.
- Units are 7 feet higher than the flood zone. FHE requirement is 62.33; elevation is 70. DEP is reviewing access to and from the building and stormwater and flood compensation so that the project does not have an adverse impact on the surrounding properties.
- Existing structures will be demolished.
- Loading and trash pickup are on Brookside place. A loading and unloading area are on the Knickerbocker side.
- A fence will be added along the adjacent property line.
- Soil remediation will be managed by the developer and will comply with the state requirements.

Mr. Kline stated that they will work with the Board and Borough professionals and is subject to other state agency approvals such as NJDEP.

Tom Behrens, Board Planner, arrived at 7:51pm.

Chairman Riordan asked Board Attorney Nabbie to clarify the Board's role in this hearing. Ms. Nabbie stated that the Board is asked to confirm that the plan is consistent with the approved Redevelopment Plan. This is not a site plan review and is not required to confirm with the Master Plan.

Mr. Statile, Board Engineer, asked about garage stormwater. Per Mr. Kline it will be piped out to Brookside & Knickerbocker and will not be treated. He also suggested that the developer

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work with the DPW regarding the curb line. The plan presents a sabretooth designed which is not optimal for snow removal and maintenance. A straight curb line design is better.

A police department referral indicated that no parking is permitted on Patterson Street or Brookside Place. Also, there is no parking on Prospect Place between Piermont Ave and Knickerbocker Ave. Parking is allowed on the south side of Knickerbocker Ave only.

Five (5) underground KV lines are being relocated. Developer is meeting with PSEG regarding utility poles.

Mr. Behrens, Board Planner, asked about bike storage or parking for residents and for community center visitors. Bike racks can be installed if desired. Signage would comply with the redevelopment plan and any street parking and signage would be provided by the Borough per their ordinances.

Board Members asked questions regarding Negative impacts, elevation, fences, lighting, parking, community center parking, Flood Hazard Elevation, flood vents, alternate path or access for flood waters, and impervious coverage.

Vice Chair Kates arrived at approximately 8:36 pm.

**Public Comments**

Mr. John Conte, Esq, attorney for the Westwood Banana company asked about parking along Prospect Place. The applicant stated that it will be eliminated per the Police Department requirement.

Mr. Scott Raymond, a Board member who recused himself but is also a property owner at 8 Cottage Place, asked if there are any conflicts with the Westwood Banana application and planned structure which was recently approved. None were cited. Mr. Raymond asked about Community Center Parking. The applicant stated that 16 spaces on Knickerbocker will be available for the Community Center. The Police Department will be responsible to provide appropriate signage. Mr. Raymond asked about a report from the Fire Department which was not provided.

A brief recess ensued. Attendance was called once the recess was over. Secretary Raymond remained recused from the hearing.

Project Architect, Mr. Hillier from StudioHillier Architecture provided a summary of his experience and credentials which were accepted by the board. Mr. Hillier was sworn in by the Board Attorney. Colorized versions of plans previously received by the Board were reviewed. Mr. Hillier provided an overview of each of the below plans/exhibits

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<b>Exhibit #</b>	<b>Title</b>	<b>Summary/Key features</b>
A4	3D Axon View 4	Overall view of property. Includes a parking garage that is encircled by the building with 10 ft space between the garage and the building. Includes a courtyard with barbeques, a pool and amenities. The main entrance has a turnaround and drop off space. Emergency access is located on Patterson St. Towers are part of the design.
A3	1 <sup>st</sup> Floor Plan Overall	Affordable housing units highlighted in blue.
A5	Level 1 Partial	Review of main entry way; courtyard and pool. Game lounge, fitness ctr/ private party area.
A6	Exterior view	View from Patterson St. to main entrance.
A7	Exterior view - Courtyard view	Leasing office with sample apartment
A8	Exterior View to Community Ctr	
A9	Exterior View – Patterson and Piermont	Secondary entrance. Transition from 3 stories to 4 stories. Townhouse appearance. 3 different colors of brick to be used. 11 two story apartments with street entrances.
A10	Exterior View from Prospect Street	Courtyard overlooks the rain garden. Exterior is consistent.
A11	East Elevation- Patterson St North Elevation – Knickerbocker St	Three story to four story elevation.
A12	South Elevation – Piermont Ave West Elevation – Prospect Place	Garage entrance Secondary entrance
A13	Second Floor Plan Overall	Co-working spaces Affordable housing units highlighted in Blue. Integrated within the building. Includes 2 bedroom and corner units.

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<b>Exhibit #</b>	<b>Title</b>	<b>Summary/Key features</b>
A14 -1	Third Floor Plan Overall	Affordable housing units highlighted in Blue. Integrated within the building. Includes 2 bedroom and corner units.
A14 -2	Fourth Floor Plan Overall	4 <sup>th</sup> floor and Roof
A 15	Roof Sight Line Elevations	Sight lines from Patterson St, Piermont Ave, and Knickerbocker Ave.
A16	Garage Line Sightline	Knickerbocker Ave Roof Sightline
A17	3D Axon View	Overall view of property

Mr. Statile asked about the brick exterior. Mr. Hillier stated it is a brick tile except for the corner brick. Mr. Statile asked to review a sample with the understanding that there may be variation in the color and finish. Mr. Tuvel stated that the RDP has aesthetics and design standards that need to be followed. Ms. Nabbie, Mr. Tuvel, Mr. Hillier, the Board engineer and Chairman will follow up on the concerns regarding the exterior finish and put it on the record for the next meeting.

Mr. Behrens asked about the Community Center management. Mr. Tuvel stated that there would either be a condo structure or lease agreement with the Borough. This would need to be discussed with the Borough council. This will also be an offline discussion that will be brought back to the board and be placed on the record. Regarding the, 6 units with roof access – A six (6) foot high opaque fence will be placed on the roof.

The generator services emergency services for the building and the community center. Residents cannot install their own generator.

Board members asked questions and provided comments about the exterior lighting & fixtures, the towers, partitions, exterior panels, parking garage ventilation and fire sprinklers, the trash room, sustainability beyond the RDP requirements, noise insulation, community center access and the foundation.

There were no additional comments from the public.

The hearing will be carried to March 9, 2023 where the Traffic Engineer and Professional Planner will provide testimony.

**ADJOURNMENT:**

With no further discussion, the meeting was adjourned at approximately 10:30 pm.