



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

Planning/ Zoning Board

MINUTES

March 9, 2023

7:30 PM

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

**MEMBERS ABSENT:** S. Griep, J. MacEwen

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

Chairman Riordan called the meeting to order at approximately 7:30 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 then opened to the public for matters not on the agenda. As no one wished to speak, the meeting was closed to the public.

**RESOLUTIONS**

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

A motion to approve was made by Vice Chair Kates and seconded by Mr. Alter. The board was polled and the motion was passed.



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

Planning/ Zoning Board

## MINUTES

March 9, 2023

7:30 PM

### INVOICES

A motion to approve invoices for Bugis Associates for \$2,266.25 was made by Secretary Raymond and seconded by Mayor Ruocco. The board was polled and the motion passed.

A motion to approve invoices for C.P. Statile Associates for \$600.00 was made by Vice Chair Kates and seconded by Secretary Raymond. The board was polled and the motion passed.

Mr. Friedman arrived at 7:39

Mr. Riordan stated that the council did approve the escrow fees. Councilman Escobar will provide an update at the next meeting.

Secretary Raymond inquired about the status of the professionals payments. Chairman Riordan provided a brief update.

### MEETING MINUTES

February 28<sup>th</sup>, 2023

A motion to approve the minutes of 2/28/23 was Mayor Ruocco and seconded by Mr. Alter. The board was polled and the motion passed.

### HEARINGS

PZ-10-2022 (Carried from 2/9/23)

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.

Mr. Tuvel provided some opening remarks.

The professionals were sworn in.

Mr. Matthew Seckler, Professional Engineer & Planner from Stonefield engineering provided his background and qualifications. The witness was acceptable to the board. Mr. Seckler provided a summary of the traffic impact study dated October 6, 2022 related to the site plan. Mr. Seckler explained that 10 intersections were studied in June and September within the borough at various peak hours.

Intersections:

1. Broadway and Parkview Drive
2. Broadway and Orchard Street
3. Broadway and Hillsdale Avenue
4. Broadway and Washington Avenue
5. Lake Street and Parkview Drive
6. Patterson Street and knickerbocker Avenue
7. Patterson Street and Piermont Avenue
8. Patterson Street and Orchard Street
9. Patterson Street and Hillsdale Avenue
10. Pascack Road and Hillsdale Avenue

The trip generation projections were prepared utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual.

The study projects that the busiest intersection would experience a 4-8 second delay, equivalent to about one (1) car. The train crossing is projected to experience an increase of about two (2) cars. The proposed development meets the Redevelopment Plan requirements. The study also noted that on site parking and drive site distances at the driveways are sufficient. The drive aisle and parking spaces meet the standard requirements. ADA and EV charging stations meet the minimum requirements.

The study concludes that the proposed development will not have a significant impact on the traffic operations of the adjacent roadway network.

Board professionals and members asked questions regarding emergency access vehicles and anticipated increase in emergency service calls, community center spaces, consideration regarding pedestrian traffic, studies around St. John's school dismissal, additional parking spaces, conflicts with other business parking needs and signage. Addition of left turn signals, additional signage or speed bumps would require an application to the county or discussions with the Borough.

Chairman Riordan then opened the floor to the public to ask questions regarding the Traffic Study.

Mr. Scott Raymond, asked questions as a resident and business owner from Prospect Place and Cottage Place in Hillsdale

- Q: Will sidewalks be added to the east side of Patterson Street?
- A: No
  
- Q: Is there an estimate on the number of cars that will be added to the Borough based on 256 units number of cars?
- A: the standard calculation is 1.3 or 1.4 parking spaces which is about 350 cars.

- Q: Will sidewalks be added by the developer on the east side of Patterson?
- A: Not included in the plan.
  
- Q: Have PD and Fire reports been received?
- A: yes.
  
- Q: How will vehicles be managed during the construction phase?
- A: Developer will work police department to manage traffic flow and access. This would be addressed via a pre-construction meeting.

No other residents wished to speak.

Mr. Statile asked follow up questions regarding the green light cycles.

The next witness was Mr. Keenan Hughes, Professional Planner for the developer. Mr. Hughes was sworn in and provided his qualifications and background. The witness was acceptable to the Board.

Mr. Hughes testified that the proposed development is fully conforming with the Redevelopment Plan and additionally provides many public benefits including affordable housing and inclusionary residential project elements. Stormwater management and sustainability go above and beyond the requirements. All bulk standards comply including, parking, electric vehicle requirements, stormwater management, landscape/streetscape, and affordable housing. exceeds the minimum requirements. The scale and overall quality of the building are compatible and complementary to the Borough of Hillsdale.

Boards members asked questions and provided comments regarding the number of affordable housing units, street scaping, emergency services call volumes, sustainability, stormwater management, the developer's density bonus requirements, height of the development and negative impacts.

20 affordable housing units are included in this development. The Affordable Housing/Fair Share agreement requires 24 unit for 5.8 acres. Other properties will make up the remaining 4 units. Impervious coverage is under 80% where 85% is allowable.

The developer intends to comply with the landscaping requests from the Environmental Commission and the Board Planner's recommendations.



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

*Planning/ Zoning Board*

*MINUTES*

**March 9, 2023**

**7:30 PM**

Mayor Ruocco commented that he feels that 20 parking spaces are not sufficient and will likely not meet the needs of the community. Mr. Behrens pointed out that the 20 spaces are based on 1 space per the community center's capacity of 101. Mr. Behrens pointed out that the agreement does specify that on site parking is required. Mr. Tuvel stated that there may be further discussions with the Borough and the Developer regarding the management of the community center.

Chairman Riordan then opened the floor to the public to ask questions regarding the Planner's comments; however, no residents wished to speak.

A break then ensued from 9:09 pm to 9:26 pm.

Attendance was called upon return from break. Mr. Raymond was not in attendance after the break.

Mr. Hillier, the architect was recalled to provide testimony. Mr. Hillier was sworn in.

Mr. Hillier provided reviewed the design of the building and its aesthetic elements specifically the color of the bricks. Samples were displayed to the board.

Chairman Riordan then opened the floor to the public to ask questions regarding the Planner's comments; however, no residents wished to speak.

Mr. Tuvel addressed the concerns regarding the community center parking. Mr. Tuvel reported that the developers is willing to work with the Borough to open parking spaces within the parking garage on a limited basis and will need to be scheduled in advance.

The client is willing to make this a condition of approval.

Final comments were provided by the board. The board expressed their appreciate on their collaboration with the Borough regarding this proposed development.

A motion to approve was made by Councilman Escobar and seconded by Chairman Riordan with the following conditions:

1. Landscaping to comply with the recommendations in the Environmental Commission and Board Planner's reports.
2. Client/developer will negotiate an agreement with the Borough to permit additional parking garage spaces for community center on a limited and scheduled basis.

The board was polled and the motion passed.



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

Planning/ Zoning Board

MINUTES

March 9, 2023

7:30 PM

---

**OPEN SESSION**

Applicant Extension Request  
Spiro & Christina Athanasatos  
PZ-07-21; Block 501 Lot 13  
55 Appletree Lane  
Bulk variances

Mr. Spiro Athanasatos spoke before the board regarding an extension for a previously approved application and resolution. Mr. Athanasatos explained that due to a death in the family and the difficulty in engaging with contractors an extension was being sought. Mr. Riordan noted that a permit denial was recently issued by the town for a plan which differed from what was approved in the resolution. Mr. Athanasatos explained that the plan changes were due to the high prices received for the original plan and therefore the plans were revised to reduce costs.

Attorney Nabbie explained that since the resolution was granted for the original plan, an amended resolution would be required to memorialize the changes. An extension would only apply to the original plan.

NJPO Required Training for New Board Members

- A. Berliner
- L. Thoms

A motion to approve was made by Secretary Raymond and seconded by Mayor Ruocco. Mayor Ruocco noted that as Councilman Escobar was new to the Planning Board then he should attend training as well. Chairman updated the motion to include Councilman Escobar. The board was polled and the motion passed.

**ADJOURNMENT:**

Next Public Hearing- Thursday, March 28<sup>th</sup>, 2023 7:30pm; Borough Hall Council Chambers