

BOROUGH OF HILLSDALE

Planning/Zoning Board

MINUTES

September 12, 2024

7:30 PM

Chairwoman Kates called the meeting to order at approximately 7:30 pm. Deputy Secretary Janeiro recited the Open Public Meeting Statement and Pledge of Allegiance.

MEMBERS PRESENT: Chairwoman M. Kates, Mr. E. Alter, Mr. D. Friedman, Mr. S. Griep, Mr. S. Sammarco, Council Liason Trochimiuk and Mayor Sheinfield

MEMBERS ABSENT: Vice Chairman S. Riordan, Secretary S. Raymond, Ms. G. Guzman, and Dr. A. Weinberg

EMPLOYEES PRESENT: Ms. Allyson Kasetta, Board Attorney (Conflict Attorney)
Mr. Chris Statile, Board Engineer
Mr. Steve Lydon, Board Planner
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. There being none, the meeting was closed to the public.

MEETING MINUTES

June 13, 2024

<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
S. Griep	E. Alter	Passed

<u>INVOICES</u>				
<u>CSG LAW</u>	<u>Total</u>	<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
618570	\$1000.00	M. Sheinfield	S. Sammarco	Passed
618571	\$74.00			
618572	\$37.00			
618573	\$943.50			
618574	\$555.00			
Total -	\$2609.50			

<u>INVOICES</u>				
<u>Christopher P. Statile, P.A.</u>	<u>Total</u>	<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
2024-21	\$92.50	M. Sheinfield	E. Alter	Passed
2024-22	\$515.00			
2024-23	\$572.50			
2024-26	\$220.00			

Total -	\$1400.00			
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RESOLUTION

Resolution #2024-17

PZ-01-24

59 Central Avenue; Block 1401 / Lot 10

Jeremy & Ellen Germain

Single Family Home Addition

Building Coverage, Impervious Coverage and Floor Area Ratio

A motion was made by Mr. Alter to approve the memorialization resolution. The motion was seconded by Mr. Griep, and carried by a roll call vote as follows:

Chairwoman Kates	Yes
Mr. Alter	Yes
Mr. Griep	Yes

CONTINUED HEARING

PZ-02-24

Block 1517 / Lot 13; 32 Riverdale Street

Michael and Fran Kanter

Existing Patio, Retaining Walls and Outdoor Kitchen

Impervious Coverage and Patio/Kitchen Setback

Due to unforeseen scheduling conflicts, the applicant’s attorney, Mr. Joseph Mariniello, asked that this application be adjourned until the October 22, 2024 meeting. Ms. Kasetta announced the new date. No further notice will be required.

MAYOR AND COUNCIL REFERRAL

Resolution 24227 – Amendment to the Patterson Street Redevelopment Plan

Chairwoman Kates announced that we just received an updated version today of the plan dated August 8, 2024, as our board had the July 16, 2024 version. Chairwoman Kates reached out to the Planner, Mr. Francis Reiner, and he is not available to present this plan to the board this evening. We are now in a 35-day review period.

Ms. Kasetta spoke about how a Mayor and Council referral works. The Council has the authority in this matter, but according to NJMLU procedures, the Mayor and Council must refer to the Planning Board for comments and for confirmation that a new ordinance is not inconsistent with the Borough’s Master Plan.

Ms. Kasetta went over why a Master Plan is needed for every municipality. She said it serves as the framework for the town.

A discussion was had pertaining how the board should proceed with this matter. The board can ask the mayor and council for an extension. Chairwoman Kates asked all members if they would like to proceed. All members commented how it would be too hard to make recommendations on a plan that was not presented to them. Mr. Lydon commented that he has never been to a hearing without a presentation being made.

A motion was made by Councilwoman Kates to take a short recess. The motion was seconded by Mr. Griep and carried by all. A recess was taken from 7:50 p.m. until 8:00 p.m. A roll call was taken, and all members remained.

It was decided that the mayor will ask the council to rescind the referral and then refer again to the planning board. This will reset the 35-day time limit. The Planning Board will then discuss this matter at their October 22, 2024 hearing. Chairwoman Kates commented that the lack of paperwork and communication was not on this board's end.

DISCUSSION

The checklist discussion will be placed on the agenda after the re-development discussion.

Mayor Sheinfield is waiting on the numbers in October before we have the next Affordable Housing discussion.

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 8:30 pm.

Next Public Hearing - Tuesday, September 24, 2024 7:30 pm; Borough Hall Council Chambers