

BOROUGH OF HILLSDALE

Planning/ Zoning Board

MINUTES

April 30, 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, Vice Chairman S. Riordan, Secretary S. Raymond, Mr. E. Alter, Mr. D. Friedman, Mr. S. Griep, Ms. G. Guzman, Dr. Weinberg, Council Liason Trochimiuk and Mayor Sheinfield

MEMBERS ABSENT: None

EMPLOYEES PRESENT: Ms. Danielle Federico, Board Attorney
Mr. C. Statile, Board Engineer
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.

<u>INVOICES</u>				
<u>Burgis Associates, Inc.</u>	<u>Total</u>	<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
44041	\$697.50	S. Riordan	D. Friedman	Passed
44140	\$426.25			
Total -	\$1123.75			

<u>INVOICES</u>				
<u>Cleary Giacobbe Alfieri Jacobs, LLC</u>	<u>Total</u>	<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
133345	\$980.00	S. Raymond	E. Alter	Passed
133346	\$752.50			
Total -	\$1732.50			

<u>INVOICES</u>				
<u>CSG Law</u>	<u>Total</u>	<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
607148	\$1000.00	S. Raymond	S. Griep	Passed
Total -	\$1123.75			

<u>INVOICES</u>				
<u>MS&B</u>	<u>Total</u>	<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
223232	\$709.50	S. Raymond	S. Griep	Passed
223233	\$99.00			
Total -	\$808.50			

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INVOICES

<u>Christopher P. Statile, P.A.</u>	<u>Total</u>	<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
2024-9	\$295.00	S. Raymond	D. Riordan	Passed
2024-10	\$295.00			
2024-11	\$220.00			
Total -	\$810.00			

MEETING MINUTES

March 20, 2024 - OPEN

<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
S. Raymond	S. Griep	Passed

MEETING MINUTES

March 20, 2024 – CLOSED

*As amended

<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
S. Griep	S. Raymond	Passed

MEETING MINUTES

March 26, 2024

<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
E. Alter	D. Friedman	Passed

RESOLUTION

Resolution #2024-10

PZ-05-23

Block 1622 Lot 4; 307 Evergreen Street

Irene Davis Revocable Trust

Single Family Home Addition

Front Yard Setback, Side Yard Setback, Rear Yard Setback, Building Coverage, Impervious Coverage and Floor Area Ratio.

A motion was made by Ms. Guzman to approve the memorialization resolution. The motion was seconded by Dr. Weinberg, and carried by a roll call vote as follows:

Chairwoman Kates	Yes
Vice Chairman Riordan	Yes
Mr. Alter	Yes

April 30, 2024

7:30 PM

Mr. Griep	Yes
Ms. Guzman	Yes
Dr. Weinberg	Yes

COMPLETENESS REVIEW

*Hearing Scheduled for May 9, 2024

PZ-05-24

Block 504 / Lot 7; 11 Ellen Court

Antero Cortes

Covered Patio

Rear Setback

Mr. Statile summarized the application for an outdoor covered patio. Board members asked questions regarding the completeness, if the survey was up to date and the impervious coverage. A motion to approve the review was made by Mr. Alter and seconded by Mr. Friedman. The board was polled and the motion passed. The hearing date is set for May 9, 2024.

COMPLETENESS REVIEW

PZ-02-24

Block 1517 / Lot 1013; 32 Riverdale Street

Michael & Fran Kanter

Existing Patio, Retaining Walls & Outdoor Kitchen

Impervious Coverage and Patio Setback

Mr. Statile summarized the application. The application is for an existing outdoor kitchen with patio and retaining walls. Board members asked questions regarding the completeness. A motion to approve the review was made by Dr. Weinberg and seconded by Vice Chairman Riordan. The board was polled and the motion passed. The hearing date is set for May 28, 2024.

COMPLETENESS REVIEW

PZ-05-24

Block 2201 / Lot 23; 5 Strawberry Hill Road

Marianne Illian

6 Foot Fence

Fence Location

Secretary Raymond recused himself from this application.

Mr. Statile summarized the application to replace an existing 5' wood fence with a new 6' vinyl fence. Board members asked questions regarding the completeness. Mr. Alter asked if we had permission to go on the property. A motion to approve the review was made by Vice Chairman Riordan and seconded by Mr. Alter. The board was polled and the motion passed. The hearing date is set for May 28, 2024.

DISUCSSION

Chairwoman Kates thanked Council Liaison Trochimiuk for going over the Board's 2023 annual report. Councilwoman Kates asked the status of the follow up. Councilwoman Trochimiuk said no follow up as of today.

Mayor Sheinfield spoke about Affordable Housing. He commented that Hillsdale is starting to prepare for round four as we are closing on our round three obligations. A subcommittee for Affordable Housing has been formed. Chairwoman Kates is on the subcommittee. A conversation took place regarding how New Jersey's Affordable Housing works and what Hillsdale needs to do to prepare for round four. The goal of the subcommittee is to meet monthly.

Councilwoman Kates spoke about a new member being sworn as an Alternate #2 at the next meeting. Ms. Guzman will now become a class IV member and Dr. Weinberg will move to the Alternate #1 position.

The Planning Board meetings will soon be available live on You Tube.

There will be a short discussion at the next meeting regarding completeness reviews.

The meeting was open to the public. With no public present the meeting was closed to the public.

ADJOURNMENT:

The meeting was adjourned at approximetly 8:45 pm.

Next Public Hearing - Thursday, May 9, 2024 7:30 pm; Borough Hall Council Chambers