

BOROUGH OF HILLSDALE

Planning/Zoning Board

MINUTES

June 27, 2023

7:30 PM

MEMBERS PRESENT: Chairman S. Riordan, Vice Chair M. Kates, Secretary S. Raymond, E. Alter, D. Friedman, S. Griep, J. MacEwen, A. Berliner, L. Thoms (8:03 pm arrival), Council Liaison J. Escobar (7:41 pm arrival), Mayor J. Ruocco

MEMBERS ABSENT:

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

Chairman Riordan called the meeting to order at approximately 7:38M 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.

Ms. Ally Hampton, Hillsdale resident, asked about the status of the United Way project at 40 Central Avenue. A resolution was granted to the applicant in 2021; however, other than an incomplete demolition construction has not commenced. Mr. Riordan explained the applicant has up to one year from when the resolution is memorialized to file building permits. Mayor Ruocco offered to follow up with a contact for that property based on the resident’s concern. Board Attorney Stinely stated that this does not present a conflict. Ms. Stinely also stated that the Board does not have a responsibility to inform applicants regarding resolutions with pending expiration dates.

With no other members from the public in attendance, the meeting was closed at 7:43 pm.

INVOICES

Invoices for professional services were reviewed and submitted for approval.

<u>INVOICES</u>				
<u>Professional</u>	<u>Total</u>	<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
BURGIS ASSOCIATES	\$ 247.50	J. Ruocco	M. Kates	Passed
CLEARY GIACOBBE ALFIERI JACOBS LLC	\$1260.00	S. Raymond	E. Alter	Passed

MEETING MINUTES

Meeting minutes of May 23, 2023 as well as minutes from January 2022 through April 2022 were distributed. The minutes from 2022 were never voted upon and are currently submitted for approval. Only current Board members who were present at the 2022 meetings are eligible to vote on the 2022 minutes.

One correction was noted for the January 13th, 2022 minutes by Mr. Alter to change the term end date for his position to 2025.

<u>Date of Meeting Minutes</u>	<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
May 23 rd , 2023	S. Raymond	M. Kates	Passed
January 13th, 2022	M. Kates	S. Raymond	Passed

Date of Meeting Minutes	Motion	Second	Outcome
January 25th, 2022	M. Kates	S. Griep	Passed
February 10th, 2022	M. Kates	S. Raymond	Passed
February 22nd, 2022	J. MacEwen	M. Kates	Passed
March 10th, 2022	S. Raymond	E. Alter	Passed
March 22nd, 2022	S. Raymond	S. Griep	Passed
April 7th, 2022	E. Alter	S. Riordan	Passed
April 26th, 2022	E. Alter	S. Raymond	Passed

OPEN SESSION

- AINRh comments
 - Chairman Riordan informed the Board that the Mayor and Council (M&C) have not yet provided feedback on the Planning Board's comments regarding the AINRh. Per an email received by the Borough Administrator, Mike Ghassali, the M&C are going to have DMR, the firm which drafted the Preliminary Investigation for the AINRh, present and discuss in September. Ms. Stinely informed the Board that the M&C are not required to incorporate changes based on the PB comments.
- Environmental Resource Inventory (ERI) 2023 Updates
 - Mr. Fred Rubel, Vice Chairman of the Environmental Commission, attended the PB meeting to review the most recent changes. Mr. Rubel explained that the ERI is intended to protect the Hillsdale environment and serves as a reference and baseline for the Planning Board, applicants and residents. The document is an appendix to the Master Plan and has been updated to include surrounding community metrics, modified community descriptors or references, recent environmental events, and additional wildlife and vegetation species.
 - Board members expressed their gratitude to Mr. Rubel for all his contributions and pro bono work for the Borough and asked questions regarding invasive plant species and metrics. Board members also discussed making the hardcopy document available in Borough Hall but it was decided that residents and interested parties could access it via a link instead. Ms. Kates also suggested making the high school aware of the document.
 - A vote to approve the changes was deferred to a later meeting since notification to the public is required due to its inclusion in the Master Plan.
 - The comprehensive ERI is available via the below link:

<https://hillsdaleec.org/environmental-resource-inventory-of-the-borough-of-hillsdale-new-jersey-eri-prepared-by-the-hillsdale-environmental-commission-ec-part-i-and-part-ii/>

- Council Ordinances
 - Two ordinances were distributed to the Board for review. The ordinances do not propose any direct changes to the current Land Use ordinances and therefore are presented for information only.
 - 23-10(A) Short Term Rental Property Amenities Prohibition

 - 23-13(I) Procedures and Standards regarding Deployment of Small Wireless Facilities in Public Rights of Way
 - Mayor Ruocco provided some background regarding this ordinance. Per NJ law, municipalities cannot prevent utility companies from installing utility poles or other infrastructure however the municipality can regulate the control over placement and aesthetic requirements. This ordinance is introduced to be prepared for the pending 5G wireless rollout expected. The ordinance will be voted on by the M&C at the next council meeting.

- Planning Board Application Updates

The Planning Board Application with the most recent revisions was distributed and approved. No other changes have been requested. Per Ms. Stinely, a vote is not required and the updated application does not require council approval and can be changed administratively.

ADJOURNMENT:

The meeting was adjourned at 8:42 pm.

Next Public Hearing- Thursday, July 13th, 2023 7:30pm; Borough Hall Council Chambers