

BOROUGH OF HILLSDALE

Planning/ Zoning Board

MINUTES

July 25, 2023

7:30 PM

MEMBERS PRESENT: Chairman S. Riordan, Vice Chair M. Kates, E. Alter, S. Griep, J. MacEwen, A. Berliner, Mayor J. Ruocco

MEMBERS ABSENT: Secretary S. Raymond, D. Friedman, L. Thoms, Council Liaison J. Escobar

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 7:33M 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. The members from the public were present; therefore, the meeting was closed to the public.

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>
CLEARY GIACOBBE ALFIERI JACOBS LLC	\$1242.50	M. Kates	E. Alter	Passed

MEETING MINUTES

Meeting minutes of June 27, 2023 as well as minutes from November & December of 2021 were distributed. The minutes from 2021 were never voted upon and are currently submitted for approval. At the time of adoption, a recording of the 2021 meetings was not available. The minutes were drafted based on attendance and voting sheets available and do not contain any commentary. Only current Board members who were present at the 2021 meetings are eligible to vote on the 2021 minutes.

One correction regarding a resident’s name was noted for the June 27, 2023 minutes by Secretary Kates.

<u>Date of Meeting Minutes</u>	<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
June 27, 2023	E. Alter	S. Griep	Passed
November 4, 2021	M. Kates	E. Alter	Passed
November 23, 2021	M. Kates	J. MacEwen	Passed
December 2, 2021	J. MacEwen	M. Kates	Passed
December 16, 2021	M. Kates	J. MacEwen	Passed

OPEN SESSION

Environmental Resource Inventory (ERI) 2023 Updates

Chairman Riordan discussed the next steps regarding the ERI Updates presented at the 6/27/23 meeting.

Mr. Riordan presented two options to the board.

Option A

Do not make changes to the Master Plan at this time. Include a link on the Master Plan page of the Borough Website which would direct visitors to the most recent ERI.

There are not charges incurred with this option.

Option B

Pursue a one-time amendment to remove the appendix and include a statement to refer to the most recent version of the ERI.

This option would require a public hearing and required notification in the newspaper regarding the hearing date and certified mail notice to adjacent towns and the DCA. The Mayor and Council would need to approve costs related to the amendment which will include professional fees from the Board professionals.

Ms. Stinely, Board Attorney, stated that the Environmental Commission (EC) can make changes to the ERI independently and post the updates on the website at its discretion. The planning board may from time to time choose to include those updates as a master plan amendment.

The potential downside of Option A would be if Redevelopment plans come through and a consistency determination is being conducted with the MP where it involves something from the ERI. If the ERI is different as what is included in the adopted Master Plan it could cause an issue.

Vice Chair Kates' understanding was that per the Board Planner, Mr. Behrens', recommendation including the ERI as an appendix would allow for updates without triggering an amendment to the master plan. Ms. Stinely explained that different elements of the master plan require different amendment procedures; however, a public hearing would still be required for updating an appendix.

Most Board members stated that they prefer the no cost option (A) but would like to have the Board Planner, Mr. Behrens, attend a future meeting to clarify his original recommendation and provide input. Chairman Riordan will reach out to him and the options will be re-visited at that time.

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Mayor Ruocco mentioned that the broadcast of the PB meetings via Optimum/Verizon includes video but not audio. He asked that Chairman Riordan discuss it with the Borough Administrator and Clerk.

ADJOURNMENT:

The meeting was adjourned at 8:12 pm.

Next Public Hearing- Tuesday, August 10th, 2023 7:30pm; Borough Hall Council Chambers