

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

ADMINISTERING OATH OF OFFICE

Oaths of office were administered by Mayor Sheinfield to the below board members for the positions noted.

- Stephen Riordan – Class IV, Term Expiring 12/31/27
- Seth Griep – Class IV, Term Expiring 12/31/27
- Gia Guzman – Alt #1, Term Expiring 12/31/25

MEMBERS PRESENT: Mr. S. Riordan, Ms. M. Kates, Mr. S. Raymond, Mr. E. Alter, Mr. D. Friedman, Mr. S. Griep, Mr. J. MacEwen, Ms. G. Guzman, Council Liason Trochimiuk and Mayor Sheinfield

MEMBERS ABSENT: None

EMPLOYEES PRESENT: Ms. N. Nabbie, Board Attorney
Ms. T. Janeiro, Deputy Secretary

A Board recess was taken from 7:45 pm Until 7:55 pm for the attorney to look over the terms of previous oaths. Board attendance was taken with all previous members still present.

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.

ELECTIONS OF THE PLANNING BOARD MEMBERS

Chairperson - A motion was made to appoint Ms. Kates as Chairwoman of the Planning Board for the year 2024 by Mr. Raymond and seconded by Mr. Riordan. A roll call vote was taken. Ms. Kates abstained. All other members were in favor. Ms. Kates was named Planning Board Chairwoman for 2024.

Vice Chairperson - A motion was made to appoint Mr. Riordan as Vice Chairman of the Planning Board for the year 2024 by Mr. Raymond and seconded by Mr. Alter. A roll call vote was taken. Mr. Riordan abstained. All other members were in favor. Mr. Riordan was named Planning Board Vice Chairman for 2024.

Secretary - A motion was made to appoint Mr. Raymond as Secretary of the Planning Board for the year 2024 by Mr. Alter and seconded by Mr. Griep. A roll call vote was taken. Mr. Raymond abstained. All other members were in favor. Mr. Raymond was named Planning Board Secretary for 2024.

MEETING MINUTES

December 19, 2023

<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
Mr. Alter	Secretary Raymond	Passed

Chairwoman Kates asked Mr. Statile for clarification on a previous submitted Board invoice. Mr. Statile said invoice #2023-33 for Urban Renewal was submitted to the Board in error. This invoice should be submitted to the Borough.

A discussion took place regarding the scheduling of 38 Glen Hook Road. The application was previously deemed complete. The application will be placed on the February 27, 2024 agenda.

CLOSED SESSION

The Board entered into closed session to open and discuss the submitted RFP for 2024 by a motion from Mr. Raymond and seconded by Mr. Riordan.

The Board came out of Closed Session at 8:45 pm.

APPOINTMENT OF BOARD PROFESSIONALS

Attorney - A motion was made to appoint Attorney Nylema Nabbie of Cleary, Giacobbe, Alfieri, Jacobs LLC. as Attorney of the Planning Board for the year 2024 by Secretary Raymond and seconded by Vice Chairman Riordan. A roll call vote was taken. Ms. Guzman and Mayor Sheinfeld abstained. All other members were in favor. Ms. Nabbie was named Planning Board Attorney for 2024.

Engineer - A motion was made to appoint Engineer Christopher Statile, P.A. as Engineer of the Planning Board for the year 2024 by Vice Chairman Riordan and seconded by Mr. Alter. A roll call vote was taken. Ms. Guzman and Mayor Sheinfeld abstained. All other members were in favor. Mr. Statile was named Planning Board Engineer for 2024.

Planner - A motion was made to appoint Planner Tom Behrens of Burgis Associates, Inc. as Planner of the Planning Board for the year 2024 Mr. Alter and seconded by Mr. Griep. A roll call vote was taken. Ms. Guzman and Mayor Sheinfeld abstained. All other members were in favor. Mr. Behrens was named Planning Board Planer for 2024.

CONTINUED HEARINGS

PZ-04-23

Block 2002 Lot 26; 6 Willow Brook Road

Selina Ramoutar and John Bonomolo

Pool & Pool Equipment

Bulk Variances

This hearing is a continuation of the previous hearing on December 4, 2023.

The following people were sworn in by the board attorney to offer testimony:

John Bonomolo

6 Willow Brook Road

Hillsdale, NJ 07642

Kiersten Osterkorn – Engineer

22 Madison Heights

Wyckoff, NJ 07481

Chris Statile – Board Engineer

Mr. Andrew Bolson from Meyerson, Fox, and Conte was present as the applicant's attorney.

Ms. Osterkorn spoke about the revised plans dated December 15, 2023 (original dated July 1, 2023). Ms. Osterkorn said the following changes have been made:

- Cut back patio to meet set-back.
- Moved Equipment. Now located Seven ft. from property line where 10 ft. is required.

Originally the applicant was asking for two variances. Now they are only seeking one variance. Ms. Osterkorn mentioned she was seeking clarification on a building code, but could not reach the Borough's Electrical Inspector.

Board members asked the following questions of Ms. Osterkorn:

- Can the pool filtration equipment be moved to a conforming location?
- Yes, however the equipment would then be in the central yard and harder to buffer. It is also quite difficult to re-pipe the whole system.

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- Why was pool equipment not located where originally approved.
 - When pool location was moved it was not possible to install the equipment in the original approved location.

 - What will pool screening consist of?
 - Landscaping will act as a privacy screening.

 - Was Suez notified?
 - Yes, as they are located within 200 ft.

 - What building code was she referring to?
 - She could not reach the Electrical Inspector to confirm specific code locations. It was mentioned that she should have followed up directly with the DCA.

 - Any other hardship besides self-imposed?
 - No.

 - The vinyl fence is the neighbors and the chain link fence is the applicants?
 - Yes.

 - Where will the proposed landscaping be installed?
 - At this time there is no landscape plan.

 - When was the fence installed?
 - After the pool was installed.

The hearing was open to the public. There being none, the meeting was closed to the public.

In closing Mr. Bolson discussed what he believes to be a de minimis variance. He said the applicant is now only seeking one variance and will install landscaping as a buffer.

Ms. Osterkorn stated that this way is more beneficial to the neighbor because screening can be installed now. If no variance was needed, there would be no room for a buffer.

A motion was made by Vice Chairman Riordan to deny the application. The motion was seconded by Mr. Raymond, and carried by a roll call vote as follows:

Vice Chairman Riordan	Yes
Secretary Raymond	Yes
Mr. Alter	No
Mr. Friedman	No
Mr. Griep	Yes

January 11, 2024

7:30 PM

Mr. MacEwen	No
Chairwoman Kates	Yes

The motion for denial of the application passed.

DISUCSSION

Chairwoman Kates asked Mr. Statile to prepare a 2023-year end zoning report. She also asked if Mr. Statile could forward a copy of the 2022-year end report to the board.

Ms. Janeiro is working on a letter for the public to better understand the Board procedures.

ADJOURNMENT:

The meeting was adjourned at 9:32 pm.

Next Public Hearing - Tuesday, January 23, 2024 7:30 pm; Borough Hall Council Chambers