

**MINUTES OF THE SEPTEMBER 10, 2020 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E. Lichtstein, E. Alter, M. Kates, J. Miano, S. Raymond, S. Riordan
Council President Z. Horvath, D. Bursleson, D. Friedman, Mayor J. Ruocco

MEMBERS ABSENT: None

EMPLOYEES PRESENT: N. Nabbie, Esq., Board Attorney
C. Statile, P.E., Board Engineer
T. Behrens, Board Planner
E. Madger, Acting Deputy Secretary

Vice Chairwoman Miano called the meeting to order with a reading of the Open Public Meetings Statement at approximately 7:30pm.

OPEN TO PUBLIC (for matters not on the Agenda):

Meeting was open to the public.

As no one wished to speak, the meeting was closed to the public.

There was a discussion of a new Board member to replace Mr. Giancarlo.

APPROVAL OF MINUTES

The minutes of July 28, 2020, August 13, 2020 and August 25, 2020 were approved by the Board.

APPROVAL OF INVOICES

Invoices for C.P. Statile, P.A. and Cleary Giacobbe Alfieri Jacobs, LLC were approved by the Board.

PUBLIC HEARINGS:

PZ-03-20, Block 1407, Lot 14

Bergen County United Way/Madeline Housing Partners, LLC, 40 Central Avenue

Multi-Family (3 units) Group Home, Use and Bulk Variances

Counsel for the Applicant – Daniel Steinhagen, Esq.

There was a discussion of the required variances between Ms. Nabbie and Mr. Steinhagen.

Mayor Ruocco and Council President Horvath recused themselves from the meeting since it may involve a use variance.

Exhibit A-1: Affidavit of Notice

Ms. Nabbie confirmed the Board has jurisdiction over the application. Mr. Statile and Mr. Behrens were sworn in.

Mr. Steinhagen gave background information on the application, presented the required proofs to the Board and outlines the variances needed.

Thomas Toronto, President of the Bergen County United Way, was sworn in.

Mr. Steinhagen presented witness Mr. Toronto, who gave an overview of the Bergen County United Way(BCUW) and Madeline Housing Partners. He testified on other similar projects, the proposed group home and BCUW's role in the project.

The Board Professionals were given the opportunity to question the witness. Mr. Behrens questioned the applicant regarding deed and other restrictions.

The Board then had the opportunity for questions and comments of Mr. Toronto. Mr. Toronto answered questions regarding occupancy, other BCUW projects, and potential residents of the group home.

Meeting was open to the public.

Steve Hershkowitz, of 43 Central Avenue, Hillsdale, asked questions on occupancy of the group home.

Erin Hampton, of 15 Cross Street, Hillsdale, asked questions on occupancy of the group home.

Elaine Larson, of 39 Central Avenue, Hillsdale, asked a question on the group home size.

Steve Hershkowitz, of 43 Central Avenue, Hillsdale, asked a question on aesthetics of the group home.

Matthew Morrison, of 103 Conklin Avenue, Hillsdale, asked a question on the property location.

Theresa Henry, of 14 Cross Street, Hillsdale, asked questions on potential residents.

Timothy O'Reilly, of 51 Central Street, Hillsdale, asked questions on previous application at the site.

Bill George, of 50 Central Avenue, Hillsdale, asked questions on affordable housing.

Loni Levia, of 57 Stockton Street, Hillsdale, asked questions of variances and use of the property.

Wayne Guskind, of 26 Central Avenue, Hillsdale, asked a question regarding the plan.

Meeting was closed to the public.

Mr. Steinhagen presented witness Dr. Dawn Townsend, from Prevail NJ, who gave an overview of Prevail NJ and their mission. She testified on the proposed use of the group home and the potential residents. She also provided testimony of aesthetics, layout of the proposed building, staffing and potential vehicles on the site.

The Board Professionals were given the opportunity to question the witness. Mr. Behrens questioned the applicant on the need for group homes in the area and the individual apartments above. Mr. Statile questioned the parking demands of the site.

The Board then had the opportunity for questions and comments of Dr. Townsend. Dr. Townsend answered questions regarding potential residents of the group home, parking needs, resident interactions with the local community, and the number of residents.

Meeting was open to the public.

Elaine Larson, of 39 Central Avenue, Hillsdale, asked a question on the neighboring group home.

Erin Hampton, of 15 Cross Street, Hillsdale, asked questions on neighboring group homes, the experience of the operators, parking and noise.

Theresa Henry, of 14 Cross Street, Hillsdale, asked questions on potential residents and caregivers.

Timothy O'Reilly, of 51 Central Street, Hillsdale, asked questions on setbacks and parking.

Steve Hershkowitz, of 43 Central Avenue, Hillsdale, asked a question on a neighboring group home.

Bill George, of 50 Central Avenue, Hillsdale, asked a question on the proposed building layout.

The meeting was closed to the public.

The hearing will be carried to September 22, 2020.

BOARD BUSINESS:

There was a discussion regarding the Borough Redevelopment Plan.

There was a discussion regarding escrow changes.

The meeting was adjourned.

Respectfully submitted,

Statile Associates Consulting Engineers and Planners