

**MINUTES OF THE SEPTEMBER 22, 2020 PLANNING BOARD MEETING (VIRTUAL)
BOROUGH HALL, BOROUGH OF HILLSDALE**

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

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.

Erin Hampton, 44 Cross Street, asked a question regarding the meeting.

Bill George, 50 Central Avenue, asked a question regarding the meeting.

Joanne Velthaus, 99 Central Avenue, asked a question regarding the meeting.

A resident from 55 Park Avenue, asked a question regarding the meeting.

The meeting was closed to the public.

Mayor Ruocco appointed Dewey Burluson to the Class IV unexpired seat of the Planning Board vacated by Mr. Giancarlo. The seat expires in December of 2020. Mayor Ruocco appointed Mark DiPisa to the Alternate #2 unexpired seat of the Planning Board formerly held by Mr. Burluson. The seat expires in December of 2020.

Mr. Burluson and Mr. DiPisa were sworn in.

A discussion of Board Officers ensued. A motion was put forth by Mr. Alter and seconded by Mr. Raymond to appoint Mr. Burluson as Board Chairman. A vote ensued. Mr. Burluson was appointed Board Chairman by acclamation. Mr. Burluson was sworn in as Board Chairman.

APPROVAL OF MINUTES

The minutes of September 10, 2020 were approved by the Board.

RESOLUTIONS:

PZ-06-19; Block 1622, Lot 9; John & Virginia Gray; 245 Lincoln Ave.

Bulk Variance application for reconstruction of an existing single-family dwelling

A motion was made by Mr. Raymond and seconded by Mr. Riordan to adopt the resolution. The Board was polled and the motion passed. The resolution was adopted.

PZ-02-20 Block 1212, Lot 15.02 Preserve at Hillsdale, Patterson Street

Amended Major Site Plan Application with Bulk Variance for two new Carports and an Accessory Utility Building

A motion was made by Ms. Miano and seconded by Mr. Alter to adopt the resolution. The Board was polled and the motion passed. The resolution was adopted.

PZ-06-18 Block 1308, Lots 15 & 16, RJN 333, LLC, Applicant, 333 Washington Ave.

3-Lot Major Subdivision with Bulk Variances

A motion was made by Mr. Raymond and seconded by Ms. Miano to adopt the resolution. The Board was polled and the motion passed. The resolution was adopted.

COMPLETENESS REVIEW

PZ-05-20, Block 1102, Lots 2 & 3

Bank of America, 84 Park Avenue

Preliminary & Final Site Plan for enhanced site lighting with Bulk Variance

Mr. Statile outlined the application and stated the application could be deemed complete. A motion to schedule hearing was made by Dr. Lichtstein and seconded by Mayor Ruocco. The application was set with a hearing date of October 27, 2020.

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

The hearing was carried to the meeting of October 8, 2020.

PZ-04-20 Block 1510, Lot 30

John Kellenberger: Owner & Applicant, 281 Raymond Street

Use (FAR) and Bulk Variances to construct additions to single-family dwelling.

Mayor Ruocco and Council President Horvath recused themselves from the hearing.

Counsel for the Applicant – Duncan Prime, Esq.

Ms. Nabbie confirmed the Board has jurisdiction over the application.

Mr. Prime gave background information on the application and outlined the variances requested.

Mr. Prime presented witness Mr. Kellenberger, the property owner of 281 Raymond Street. Mr. Kellenberger was sworn in and gave testimony on the property and his family's needs.

Meeting was open to the public. There being no questions, the meeting was closed to the public.

Mr. Prime presented witness Joseph Bruno, AIA, the applicant's architect. Mr. Bruno was sworn in and gave testimony on the architectural plans and how they relate to the family needs.

Exhibit A-1: Architectural plans by Joseph J. Bruno, AIA, three sheets, dated January 14, 2020, revised to May 30, 2020.

Exhibit A-2: Site photos, seven total.

The Board Professionals were given the opportunity to question the witness.

The Board then had the opportunity for questions and comments of Mr. Bruno. Mr. Bruno answered questions regarding dwelling layout and the need for variances.

Meeting was open to the public. There being no questions, the meeting was closed to the public.

Mr. Prime presented witness Mark Whitaker, P.E., the applicant's engineer. Mr. Whitaker was sworn in and gave testimony on the site plan and impervious coverage.

Exhibit A-3: Plot Plan prepared by Dynamic Engineering, three sheets, dated May 11, 2020, revised to August 27, 2020.

Christopher Statile, P.E., Board Engineer, was sworn in.

The Board then had the opportunity for questions and comments of Mr. Whitaker. Mr. Whitaker answered questions regarding dwelling layout and the need for variances.

Mr. Statile and Mr. Behrens provided testimony.

Meeting was open to the public. There being no questions, the meeting was closed to the public.

Mr. Kellenberger provided testimony regarding the proposed driveway.

Mr. Prime presented witness Brigette Bogart, P.P., the applicant's planner. Ms. Bogart was sworn in and gave testimony on planning aspects of the application, the required variance and variance proofs.

Mr. Statile and Mr. Behrens provided testimony.

The Board then had the opportunity for questions and comments of Ms. Bogart.

Exhibit A-4: Landscape Plan prepared by William L. Koenig, ASLA, dated June 25, 2020 and revised to July 2, 2020.

Meeting was open to the public. There being no questions, the meeting was closed to the public.

A motion was made by Mr. Raymond and seconded by Ms. Miano to approve the application. The Board was polled and the motion passed. The application was approved.

BOARD BUSINESS:

There was a discussion regarding Board procedures and future meetings.

The meeting was adjourned.

Respectfully submitted,

Statile Associates Consulting Engineers and Planners