

MINUTES OF THE JULY 30, 2013 PLANNING BOARD
BOROUGH HALL, BOROUGH OF HILLSDALE

MEMBERS PRESENT: E. Alter, M. Kates, M. Giancarlo, F. Franco, L. Calabria, ,
J. Miano, Z. Horvath

MEMBERS ABSENT: E. Lichtstein, Councilman DeGise, J. Traudt, Mayor Max Arnowitz

EMPLOYEES PRESENT: H. Ritvo, Esq. Board Attorney
C. Statile, P.E., Board Engineer
C. Wyssenski, Deputy Board Secretary

Chairwoman Calabria called the meeting to order with a reading of the Open Public Meetings Statement.

MINUTES

The July 10, 2013 meeting minutes were approved.

OPEN MEETING TO PUBLIC: The meeting was opened to the public by the Chairwoman for anything which was not listed not the Agenda.

Kevin O'Brien of 61 Parkview Drive, spoke regarding several items. He indicated it was difficult to hear Board members and the public when the meetings are televised on Cablevision. Chairwoman Calabria told Mr. O'Brien this has been an on-going issue with Cablevision that the Borough is actively working on.

He next asked that the Board indicate for what reason the Board may go into closed session. Mr. O'Brien wrote a letter to the Division of Community Affairs regarding the 150 Magnolia Avenue application and asked several questions regarding that application. Mr. Ritvo advised that the Board and Mr. O'Brien that all discussions on this application be held in abeyance until the September 11th meeting when the application was scheduled for a public hearing continuance.

Marisa Cifelli of 6 Manson Place, said it is very difficult for the public at home to see the experts exhibit boards.

The meeting was then closed to the Public.

INVOICES: The Board approved the invoices of Christopher P. Statile, P.A.

DISCUSSION:

Mr. Reiter, the Board Planner, informed that Board that in early July the NJ Supreme Court decided that COAH could not be eliminated through the Governor's office. A determination on Round III regulations is still being determined.

PUBLIC HEARINGS:

PZ-1-13, Robert & Jeanne Conti, Block 1524, Lot 1, 176 Knickerbocker – Proposed Addition to Existing Single-Family Dwelling; Setback, F.A.R., and Impervious Coverage Variances.

William Rush, Esq., the applicant's attorney had requested an adjournment to the August 14, 2013 Public Hearing. The Board granted the request.

PZ-8-12, Jeanne Marie Gardens, Block 1212, Lots 15 & 16, Esplanade & Patterson St - Proposed Multi-Family Apartment Complex; Major Subdivision & Site Plan Application with Use and Bulk Variances Application.

Mr. Weiner, Esq. the applicant's attorney and Mr. Dean, PE the applicant's traffic engineer were present. The application was carried from the June 25, 2013 Public Hearing.

Mr. Dean provided an overview of the traffic impact assessment that was prepared April 11, 2013 with a supplemental letter provided July 23, 2013. An evaluation was made of the various "potential" site uses for and how the potential traffic each use would generate was given by comparison. Traffic counts of Broadway and Hillsdale Avenue and Patterson Street were performed. A "Level of Service" analysis was a performed.

Mr. Dean testified that the proposed use would be a de minimus impact to the existing traffic volume and performance. Mr. Statile cautioned the Board that the trip generation numbers used by the traffic consultant are based on studies throughout the United States, and may vary widely. Therefore, data from more local traffic studies should be considered.

Mr. Steck, the applicant's planner will next testify to the negative impact of the traffic.

OPEN MEETING TO PUBLIC (Questions to the applicant's traffic engineer):

Kathleen Mallet, 34 Lake Drive, asked about the process of how cars are counted.

Marisa Cefali, 6 Mason Place, asked what day of the week which cars are counted and why cars would not be counted on a Friday afternoon. She also asked if a commuter would own a car, would actually generate traffic all day, and if the traffic engineer was aware of the advance warning signs posted ahead of the curves in Paterson Street near the site frontage and their purpose.

Kevin O'Brien, 61 Parkview Drive, asked what the number of daily trips would be from the site.

Kevin O'Sullivan, 26 Lake Street, was sworn in. His residential driveway is opposite the proposed exit driveways from the site. He is concerned about headlight glare into his property from the proposed use and conflicting traffic movements so near his driveway. The Board Engineer said that the location of the exit drive could be relocated if necessary.

Mr. Weiner said Mr. Dean will be at the next hearing of the Board. The application was carried to the September 24, 2013 Public Hearing.

The meeting was adjourned at 10:25 p.m.

Respectfully submitted,

Christie Wyssenski, Deputy Board Secretary