

MINUTES OF THE DECEMBER 3, 2014 PLANNING BOARD
BOROUGH HALL, BOROUGH OF HILLSDALE

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

MEMBERS ABSENT: Councilman T. Kelley, Mayor M. Arnowitz

EMPLOYEES PRESENT: Nylema Nabbie, Esq., Board Attorney
Lisa S. Neyman, P.E., Acting Board Engineer
Caitlin Chadwick, Acting Deputy Secretary

Chairwoman Calabria called the meeting to order with a reading of the Open Public Meetings Statement at approximately 7:00pm.

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

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

MINUTES:

The *November 25, 2014* meeting minutes were approved by the Board.

BILLS:

Invoices from the Board Attorney were approved by the Board for payment.

Invoices No. 417.017 and 417.018 from the Board Engineer were approved by the Board for payment.

COMPLETENESS REVIEW:

PZ-15-14; Kevin & Janine Tedesco; Block 1516, Lot 3; 23 Oakland Street

“C” variance for front yard setback and “d” variance for FAR for reconstructed single family dwelling was deemed complete and a public hearing date will be assigned at the reorganization meeting in January 2015.

PUBLIC HEARINGS:

PZ-03-14; Block 503, Lot 4; Saddle Wood Properties, L.P.; 786 Hillsdale Ave.

Minor Subdivision application for the creation of 3 lots

The Chairwoman announced that the applicant has requested adjournment.

PZ-11-14; Bergen TDC1, LLC; Tide Dry Cleaners; Block 1306, Lots 1 & 11; 2 & 16 Broadway Preliminary & final major site plan application with conditional use & bulk variances for new dry cleaners

The Chairwoman announced that the applicant has withdrawn his application and read letter from applicant’s attorney stating same.

***PZ-12-14; K & M Hillsdale, LLC; Block 1910, Lot 14; 68 East Liberty Ave.
Minor Two-Lot Conforming Subdivision***

Counsel for the Applicant – Robert Maloof, Esq.

Mr. Maloof began by explaining to the Board that the applicant is seeking a subdivision of two conforming lots. He presented to the Board several photographs that were taken of both the property and various lots surrounding the property. Each photo was labeled with the respective block and lot numbers as well as the street address. All photos were marked individually into evidence as **Exhibit A1 - Exhibit A22**.

The subdivision plat, revised on 10/17/14 and prepared by Chris Lantelme, was marked **Exhibit B**.

Chris Lantelme of Lantelme, Kurens & Associates, 101 West Street, Hillsdale, NJ was then sworn in before the Board to testify as an expert in architecture. Mr. Lantelme stated that the plat depicts the existing condition of the lot. The lot is currently fairly wooded and slopes from the front to back, and has an existing foundation which will be removed if subdivision is approved. The lot has a 2,000 square foot footprint and the applicant is proposing to remove 7 trees from the property and will replant at a 2:1 ratio. In terms of zoning, the lot is being treated as a corner lot.

Mr. Alter asked Mr. Maloof to confirm that the applicant is here for minor subdivision approval and no variances are required. Mr. Maloof confirmed this and stated that the applicant currently has no architectural plans for proposed new homes. Mr. Alter asked Mr. Maloof to allow the Board Engineer to observe the test pits as a condition of approval. Mr. Maloof and the applicant agreed to this. Mr. Alter also asked about the oil tank that appears on the subdivision plat. Mr. Lantelme stated that the oil tank has been removed and approved by NJDEP.

Applicant Ken Koury of 16 South First Street, Park Ridge, NJ was then sworn in before the Board to testify. Mr. Koury confirmed that he plans on building homes that comply with Borough ordinances that will be 2800 – 3200 square feet. Therefore, future variances should not be needed.

Ms. Kates asked Mr. Koury if he will still replant trees at a 2:1 ratio in the event that more than 7 are removed. Mr. Koury and Mr. Lantelme both confirmed that the applicant will replant at a 2:1 ratio. Chairwoman Calabria asked Mr. Koury if he intends to leave all of the hemlock trees that are on the perimeter of the property. Mr. Koury and Mr. Lantelme both confirmed that the hemlock trees will remain. Acting Board Engineer Ms. Neyman stated that additional trees that were not originally proposed for removal on the site plan will be subject to a penalty replacement.

Mr. Franco asked Mr. Lantelme about soil testing and Mr. Lantelme confirmed that no percolation tests have been conducted yet. Mr. Franco also asked about the appearance of the new homes and if they will blend in with the existing homes in the area. Mr. Koury confirmed that the new homes will blend in with the appearance of the existing homes. Mr. Franco also asked about the stockade fence on the east side of the property and if the applicant will be replacing it or not. Mr. Lantelme explained to Mr. Franco that the fence actually does not belong to the applicant and sits outside the applicant's property on Lot 15.

Conditions of approval were set forth by the Board and were as follows:

1. Test pits will be dug in the presence of Board Engineer Mr. Statile who will observe and supervise in order to determine the size of seepage pits.
2. The Applicant will maintain all existing hemlocks on the perimeter of the property line.
3. The Applicant will use his own excavated soil for any necessary soil moving.

A motion was made by Mr. Alter to approve this application with the previously described conditions. Vice Chairman Giancarlo seconded this motion. All present Board members voted in favor of this motion.

The application was approved.

Mr. Maloof will provide a subdivision deed, complete with legal descriptions, to Board Attorney Ms. Nabbie and will also have Board Engineer Mr. Statile review the drawing within 190 days.

***PZ-06-14; Carol & Christine Tropea; Block 1505, Lots 6 & 7; 116 Clinton Ave.
Bulk "c" variance application for impervious coverage for reconstructed dwelling***

The applicant was not present and it was confirmed that the applicant did not provide the Board with an affidavit of service that all neighbors within 200 feet of the property had been properly noticed. Mr. Alter made a motion to dismiss the application and Vice Chairman Giancarlo seconded the motion. All present Board members voted in favor of this motion and the application was dismissed.

Chairwoman Calabria outlined some of the topics that will be discussed at the December 16th Planning Board meeting reserved for Board business, among them the 2015 meeting schedule. The Acting Deputy Secretary confirmed that she will provide the Board with the Annual Report for 2014 in advance of the December 16th meeting.

The meeting was adjourned at 8:05pm.

Respectfully submitted,

Caitlin Chadwick
Acting Deputy Secretary