

MINUTES OF THE JULY 9, 2014 PLANNING BOARD  
BOROUGH HALL, BOROUGH OF HILLSDALE

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

MEMBERS ABSENT: E. Alter, Mayor M. Arnowitz

EMPLOYEES PRESENT : Nylema Nabbie, Esq., Board Attorney  
Christopher Statile, P.E., Board Engineer  
Caitlin Chadwick, Acting Deputy Secretary

Chairwoman Calabria called the meeting to order at approximately 7:35 pm with a reading of the Open Public Meetings Statement.

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

At this time Liam Doody, owner of Triveli Landscaping, informed the Board of parking issues he has had with his landscaping business due to the installation of condominiums nearby. Mr. Doody asked the Board for a reprieve and permission to park his work vehicles at 74 Prospect Place and 539 Piermont Ave, both of which he owns. The Board explained to Mr. Doody that it does not have jurisdiction. Therefore, the board did not have a role and did not act.

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

MINUTES:

The *January 8, 2014* regular meeting minutes were approved by the Board.

The *June 24, 2014* minutes were approved by the Board.

BILLS:

*Invoice No. 417.004* from C.P. Statile, P.A. was approved by the Board for payment.

*Invoices No. 16547 – No. 16554* from Gittleman, Muhlstock & Chewcaskie, LLP was approved by the Board for payment.

PUBLIC HEARINGS:

*PZ-10-14; Patricia Lucia; Block 1910, Lot 26.01; 173 Cedar Lane*

*Application to appeal the decision of an Administrative Officer for new dwelling*

Counsel for the Applicant – Robert Maloof, Esq.

This matter deals with conditions in a resolution for a previously subdivide parcel on Cedar Lane. Mr. Maloof began by calling his first witness, Robert Lucia. Mr. Lucia was sworn in before the Board and confirmed that he is Patricia Lucia's grandson. Mr. Lucia explained that his grandmother is currently residing at an assisted living facility in West Virginia. Ms. Lucia wants to sell her property to a builder who is going to build a different house on the property. Ms. Lucia will need the profit from this sale in order to pay for her health care.

The Board then asked Mr. Maloof to review the conditions of the subdivision resolution that were previously made for this piece of property. Mr. Maloof did this and confirmed for the Board that his client, as well as the builder, fully intend on following the conditions of the prior resolution.

Mr. Maloof called his second witness, Ralph Sirico of Northern Valley Developers, 109 Highland Ave., Hillsdale, NJ. Mr. Sirico confirmed that when building, they will stay within the setbacks determined in the subdivision resolution and plans.

It was further determined that the vacant lot has not yet been sold to anyone. A motion was made by Dr. Lichtstein to overrule the administrative officer's determination. Dr. Lichtstein, Ms. Kates, Mr. Franco, Ms. Miano, Councilman Kelley, Vice Chairman Giancarlo, and Chairwoman Calabria all voted in favor of this appeal.

At this time, Councilman Kelley recused himself due to conflict of interest with the upcoming public hearing and left the Chambers.

***PZ-09-14; Kevin & Jennifer Cortolano; Block 1625, Lot 8; 18 William Street***  
***Bulk variance application for new attached garage***

Kevin Cortolano of 18 Williams Street, Hillsdale, NJ was sworn in before the Board. The Board previously granted Mr. Cortolano variance approval in 2011 to keep an existing temporary fabric carport which previous homeowners installed. The carport has since collapsed and Mr. Cortolano now seeks variance approval for a new attached garage.

Mr. Cortolano explained to the Board that he is proposing an oversize one car garage measuring 20 ft by 24 ft. He elaborated that the garage will be elevated on a concrete slab and he needs the extra 6-8 ft. in order to install stairs to the main dwelling.

Mr. Statile confirmed that the proposed garage does not meet the side yard setbacks. He then estimated the building coverage, impervious coverage and floor area ratio (FAR) for a smaller 12 x 24 ft. garage without the existing shed and existing site conditions. For the Building Coverage, it would be 28.41% proposed versus the existing at 23%. The smaller garage would be 25.7%. For Impervious Coverage it would be 40.65%, versus 35.3% existing; a smaller garage would be 38%. Finally, Floor Area Ratio (FAR) would be 41.05% versus existing of 35%; a smaller garage would be 37.8%. The Board agreed that the garage Mr. Cortolano proposed versus other options he considered, there were not significant changes in violation of Hillsdale zoning ordinances.

Mr. Statile further estimated that if the proposed garage were approved, Mr. Cortolano would actually be reducing the FAR from 49.8% to 41.05%. Furthermore, Mr. Cortolano would be leaving a smaller footprint with the attached garage than he did with the detached carport.

Mr. Statile advised the Board that if they approve this application, they should also require the applicant install one 500-gallon seepage pit to eliminate any water drainage issues that may arise with the construction of the new garage. Mr. Cortolano agreed.

Vice Chairman Giancarlo made a motion to approve the variance application. Mr. Horvath seconded this motion. Dr. Lichtstein, Ms. Kates, Mr. Franco, Ms. Miano, Ms. Traudt, Mr. Horvath, Vice Chairman Giancarlo, and Chairwoman Calabria all voted in favor of this application and it was approved.

The Board then discussed reviewing Hillsdale zoning ordinances and FAR.

The Board requested copies of the Annual Report for the past 3 years (2011-2013) be provided to them via email.

The meeting was adjourned at 8:53pm.

Respectfully submitted,

Caitlin Chadwick  
Acting Deputy Secretary