

**MINUTES OF THE JUNE 29, 2017 PLANNING BOARD MEETING  
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: F. Franco, Z. Horvath, E. Alter, E. Lichtstein, L. Calabria  
Vice Chairwoman J. Miano, Chairman M. Giancarlo

MEMBERS ABSENT: Councilman F. Pizzella, Mayor D. Frank, M. Kates, G. Biener

EMPLOYEES PRESENT: N. Nabbie, Esq., Board Attorney  
C. Statile, P.E., Board Engineer  
C. Chadwick, Deputy Secretary

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

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

Kevin O'Brien of 61B Park View Drive, Hillsdale spoke of concerns he had regarding the legality of the existing two-family dwelling which he currently leases, stating three apartment units exist at this location. Mr. O'Brien informed the Board he requested Hillsdale's enforcement officials to inspect the dwelling weeks ago, and asked what residents are supposed to do about such issues. Board Attorney Nabbie informed Mr. O'Brien this is a matter to be brought to the attention of the Hillsdale Building Department, as the Planning Board has no jurisdiction to act on this issue.

MINUTES:

The *May 25, 2017 Meeting Minutes* were approved by the Board.

INVOICES:

Invoices from *Gittleman, Muhlstock, Chewcaskie, LLP* and *C.P. Statile, P.A.* were approved by the Board for payment.

RESOLUTIONS:

***Resolution No. 2017-12; F. Susan Small; Block 302, Lot 16; 10 Buff Lane***  
***Approval of Variance Application***

Mr. Horvath made a motion, which was seconded by Mr. Alter, to approve the resolution. The Board was polled and the resolution approved.

***Resolution No. 2017-13; Jean Bond; Block 1104, Lot 4; 434 Hillsdale Avenue***  
***Approval of Use Variance Application***

Mr. Horvath made a motion, which was seconded by Mr. Franco, to approve the resolution. The Board was polled and the resolution approved.

COMPLETENESS REVIEW:

*PZ-09-17; Dmitriy Mazur; Block 907, Lot 12; 31 Morris Drive*

*Bulk “c” variance for the construction of a new fence which exceeds maximum permitted height*

Board Engineer Statile explained the nature of this application and deemed it complete. The Board assigned a public hearing date of July 13, 2017. However, due to noticing issues that arose after the meeting, a new public hearing date of August 17, 2017 was assigned to this application.

PUBLIC HEARING:

*PZ-08-17; Hans Ramrup; Block 1402, Lot 4; 72 Central Ave.*

*“C” variance application for proposed swimming pool and patio*

Hansram Ramrup and Elizabeth Geevarghese were sworn in before the Board. Mr. Ramrup explained to the Board that there is currently an existing in-ground pool on his property which is oddly shaped and aged. Despite maintenance, the pool is deteriorating. Therefore, a new in-ground pool, as well as a patio are proposed. Mr. Ramrup stated the proposed new pool would take up almost the same footprint as the existing pool, with a minor increase of 0.8%, and be rectangular in shape.

Board Engineer Statile informed the Board that this is the third variance being sought for this property, with the last variance granted in 2009 to the previous homeowners. Mr. Statile confirmed the new pool is being proposed for installation in about the same location as the existing pool. It was also confirmed that the existing pool has a diving board, and some of the existing concrete surrounding the pool will be removed. As the applicant did not provide photographs, the Board requested same as well as a blown up photograph of the existing pool. Mr. Alter asked Mr. Ramrup if he considered using pavers instead of concrete for the patio. Mr. Ramrup stated that his engineer advised against pavers due to the fact that they would sink. It was confirmed Mr. Ramrup’s engineer is from the company Pool Town. Mr. Horvath suggested Mr. Ramrup have someone from Pool Town accompany him to the next public hearing and bring a copy of the construction plans for the proposed pool, as Pool Town had not provided any plans to Mr. Ramrup to date. Mr. Ramrup confirmed he will provide photographs, labeled with date and time taken, to the next public hearing.

At this time, the meeting was opened to the public. As no one wished to speak, the meeting was closed to the public. The applicant extended the time frame for the Board to act to July 13, 2017. Ms. Nabbie made a formal announcement that the application is carried to July 13, 2017 at 7:30pm in the Council Chambers and no further notice will be provided to the public.

Mr. Statile then informed the Board that the owner of a restaurant on 100 Park Avenue in Hillsdale would like to build a small concrete patio on the property with a few tables. Mr. Statile confirmed no borough ordinances would be violated in this endeavor. Chairman Giancarlo stated the restaurant owner should appear before the Board for amended site plan approval in order to have the matter on the record.

The meeting was adjourned at approximately 8:20pm,

Respectfully submitted,  
Caitlin Chadwick  
Deputy Secretary