

MINUTES OF THE APRIL 12, 2018 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE

MEMBERS PRESENT: S. Raymond, Vice Chairwoman Miano, F. Franco, E. Lichtstein
Mayor Ruocco, M. Kates, S. Riordan, D. Burleson, Chairman Giancarlo

MEMBERS ABSENT: Councilman Pizzella, E. Alter

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

Chairman Giancarlo 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):

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

MINUTES:

The *March 27, 2018 Meeting Minutes* were approved by the Board.

INVOICES:

Invoices from *C.P. Statile, P.A.* were approved for payment by the Board.

BOARD BUSINESS:

Ordinance Review

Board Planner Preiss stated he found potential issues with the ordinance and called Borough Attorney Madaio, as advised by Board Attorney Nabbie, to request to discuss the issues with the Planning Board. Mr. Preiss reminded the Board that the Mayor and Council has the legislative authority in this matter and whatever suggestions the Planning Board sends to them are only recommendations. Mr. Preiss had concerns with the proposed ordinance changes. The first concern was that two different FAR definitions are being proposed, one for residential and one for commercial, where he feels only one definition is necessary. Mr. Preiss explained it would be more logical to have two definitions for the gross floor ratio, with one definition for commercial and one definition for residential. In relation to FAR, basements and garages were also discussed. Mr. Preiss' next concern was regarding building height; he read his definition of same to the Board. The Board members then had the opportunity to ask questions of Mr. Preiss and did so.

This matter was carried to April 24th, 2018 meeting.

PUBLIC HEARINGS:

*PZ-14-17; Donna DeGhetto; Block 502, Lot 7.01; 3 Beechnut Street
Bulk "c" Variance Application for New Single-Family Dwelling*

Counsel for the Applicant – Matthew Capizzi, Esq. of Tenafly

Mr. Capizzi explained the nature of the application, stating Ms. DeGhetto seeks to construct a new ranch-style single family dwelling in which she plans to live out her retirement. The first witness was architect John Musinski of 215 Mahwah Road, Mahwah. Mr. Musinski and Board Engineer Statile were both sworn in. Mr. Musinski stated the lot is shy on depth and due to the ranch style of the proposed home, it will have a slightly larger footprint. The open front porch on the dwelling was not previously included in the plans, and the zoning schedule has been modified to reflect same in regard to impervious coverage.

Mr. Musinski spoke about the architectural plans, reviewing the existing conditions of the property including the area, frontage, depth, etc. The document was marked **Exhibit A-1**. It was confirmed there is currently an existing two-story single family dwelling with a detached garage on the property with non-conforming front and rear yard setbacks. Mr. Musinski reviewed the measurements of the existing structures and stated the applicant proposes to redevelop the site by removing all the structures and construct a new one-story, ranch style single family home with a full basement, attached two car garage, and a shed in the back left corner of the property for pool equipment. A partially above ground pool is also proposed with a 6 ft. deck and stone patio surrounding it. The floor plan, footprint size, and building height measurements were also reviewed. The home will have a brick fascade with an asphalt shingled roof. The dimensions of the setbacks were reviewed.

At this time, the meeting was opened to the Board for questions. Chairman Giancarlo asked why the applicant doesn't propose a two-story home as it would eliminate the need for many of these variances. Mr. Musinski stated the ranch style was his client's request in order for her to get around the home easier. Mr. Capizzi stated the lot is shy in depth by 20 ft. and if the lot had the required amount of depth, they wouldn't need a front yard setback variance. Chairman Giancarlo stated the other homes in the area are two-story homes and he's curious about the genesis of the plans.

Ms. Donna DeGhetto, DMD was then sworn in and stated her husband died tragically and she now struggles with stairs as well as sleepwalking and fell down her stairs once. She also has two service dogs which accompany her at all times. The proposed basement is really only half a basement which she will never go downstairs to use. Ms. DeGhetto stated she could build a two-story home and have a gate blocking the stairs, however the second story would be walled off and she would never be able to use it due to her difficulty with stairs. She also stated it is currently unknown as to whether or not her condition will ever improve or be resolved.

The Board continued to question Mr. Musinski and Mr. Capizzi. Parking and the possibility of making the proposed house smaller were discussed. The shed and front porch were discussed. Impervious coverage and pavers were discussed as an option. Trees on the property were discussed.

The site plan was discussed in regards to it being absent from the application package. Board Engineer Statile spoke about the items mentioned in his review report including seepage pits, and other questions, concerns, and requests regarding the plans. Vice Chairwoman Miano raised concerns regarding the proposed basement. Mr. Capizzi stated he does not want the absence of a site plan to impact the Board's decision in any way, as it was not their intention to go against the way in which the Board normally conducts business. He further stated if the Board feels more comfortable and would rather have that plan in advance of any vote, he can speak to his client regarding same. Chairman Giancarlo said in that case the Board would expedite the application. Mr. Capizzi requested to carry the application to a later date, at which time

the Board can view the site plan in conjunction with the architectural plans. The Board agreed with this decision.

The application was carried to May 10th, 2018 at 7:30pm. Mr. Capizzi stated in the event he is not available that evening, he will write a letter to the Board requesting May 22, 2018 at 7:30pm. Board Attorney Nabbie confirmed the applicant waives all statutory time frame for the Board to act. The meeting was opened to the public. As no one wished to speak, the meeting was closed to the public. Ms. Nabbie made a formal announcement that the application is carried to May 10th at 7:30pm and the public will not receive further notice from the applicant.

***PZ-15-17; Salvatore Russino; Block 1116, Lot 11; 55 Maple Ave.
Bulk variance application for new rear addition over an existing wood deck***

Applicant Salvatore Russino, of 55 Maple Ave, Hillsdale was sworn in to give testimony. Mr. Russino stated he has lived in Hillsdale for sixteen years and has three children, two of which currently share a bedroom. The reason for the proposed addition is he would like each of his children to be able to have their own bedroom. Mr. Statile confirmed this application is for an addition to the rear of the home on the second floor, which would be located over the deck. Architect Nassir Almukhtar, of 1171 Madison Ave, Paterson was sworn in to give testimony as a licensed architect. Mr. Almukhtar reviewed the architectural aspects of the application, stating the character of the house would not change as this is a simple second story addition. The impervious coverage will increase by 8 sq. ft. Mr. Russino confirmed he has never appeared before the Board previously for any type of variance or approval for his property. It was also confirmed that the deck is existing and a new one is not being proposed; the addition is going in above the existing deck and same was included in FAR calculations.

At this time the meeting was opened to the public. Seeing as no one wished to speak, the meeting was closed to the public. The Board also had opportunity for questions and comments. Mr. Bureson made a motion to approve the application, seconded by Dr. Lichtstein. The Board was polled and the application approved.

BOARD BUSINESS:

Chairman Giancarlo and Vice Chairwoman Miano informed the Board they will be absent for the next meeting on April 24. The Board decided to change the start time of that meeting to 7:00pm and requested the Board Deputy Secretary submit notice to the newspapers as required.

The meeting was adjourned at 9:45pm.

Respectfully submitted,

Caitlin Chadwick
Deputy Secretary