

**MINUTES OF THE AUGUST 27, 2019 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E. Lichtstein, E. Alter, M. Kates, F. Franco, S. Raymond, S. Riordan
Chairman M. Giancarlo, Councilman Z. Horvath, Mayor J. Rucco

MEMBERS ABSENT: Vice Chairwoman J. Miano, D. Burleson

EMPLOYEES PRESENT: N. Nabbie, Esq., Board Attorney
C. Statile, P.E., Board Engineer
C. Ryan, Board 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):
As no one wished to speak, the meeting was closed to the public.

MINUTES:
The *July 30, 2019 Meeting Minutes* were approved by the Board.

COMPLETENESS REVIEWS:
***PZ-06-19; Block 1622, Lot 9; John & Virginia Gray; 245 Lincoln Ave.
Bulk Variance application for reconstruction of an existing single-family dwelling***

Board Engineer Statile explained the nature of this application to the Board, including the fact that it involves a use variance. The application was deemed complete and scheduled for a public hearing date of October 10, 2019.

PUBLIC HEARINGS:
***PZ-06-18 Block 1308, Lots 15 & 16, RJN 333, LLC, Applicant, 333 Washington Ave.
Four-Lot Major Subdivision with Bulk Variances***

Board Attorney Nabbie informed the Board the application has been adjourned and the applicant will be required to re-notice. The new public hearing date for the application is October 10, 2019.

***PZ-05-19; Block 2306, Lot 3; Jeffrey & Lois Jasper; 36 Arcadia Way
Bulk variance application for an addition to a single-family dwelling***

Board Engineer Statile was sworn in at this time. Applicants Lois and Jeff Jasper were also sworn in and Linda Del Nobile Menze confirmed as an expert witness in architecture.

Mr. Raymond disclosed that he has known the Jaspers for many years but has no personal relationship with them. Based on the information provided by Mr. Raymond and Mr. & Mrs. Jasper, Ms. Nabbie determined there was no conflict of interest.

Mrs. Jasper began testimony, stating she has lived in her home with her husband since 1985. The proposed changes will involve adding a sun porch to the back of the house, as well as going from a one car to a two car garage. The dwelling will remain a four-bedroom, three-bathroom home.

Ms. Del Nobile Menze stated the house is located in the R2 zone. She also reviewed for the Board the lot area, the lot width, the lot depth, etc. The proposed height is beneath the maximum allowed and the Jaspers will not be raising the height of their home at all. In total, 3 variances are being sought for side and front yard setbacks. Ms. Del Nobile Menze reviewed the floor plans dated 5/7/2019, explaining to the Board that the shaded areas are what is being proposed. The proposed upgrades to the home are aesthetic in nature, including a covered porch on the front of the home, a sun porch on the back, dormers, and a two car garage. The driveway as it currently exists is wide enough for two cars.

Chairman Giancarlo asked the total area of the proposed addition and Ms. Del Nobile replied 1,000 sq. ft. in total. She also reviewed the area of each individual room. It was confirmed the applicant is conforming for FAR and impervious coverage; there is a hardship present due to the setbacks and the lot being undersized.

At this time, the meeting was opened to the public. As no one wished to speak, the meeting was closed to the public.

Mayor Ruocco stated the variances being sought are small in relation to the requirements; he has no questions. Mr. Franco stated he is concerned about the direction the property slopes in consideration of the house next door. Board Engineer Statile agreed stating the applicant must direct leaders to drain to the rear of the seepage pit. Councilman Horvath stated it is a disadvantage that the garage is small and the applicant should widen it by an extra foot. Mayor Ruocco stated it would make the home more attractive. Chairman Giancarlo stated he is sympathetic to those points however the applicant needs to consider this and realize such a change would require submission of revised plans and trigger another public hearing, as well as possibly additional variances. Mr. Raymond stated the presented design is perfect and not overzealous in nature, but adequate. Ms. Kates asked Mr. Statile if he sees any issue with test pits. Mr. Statile stated no, when the applicant does the foundations his office will do test pits at the same time. Mr. Alter stated he feels this helps the borough's image and finds the plans to be reasonable. Mr. Riordan asked if the sunroom will have air conditioning. It was confirmed the sunroom will be a three-season room but unsure if full foundation or not.

A fireplace was discussed as well. Mr. Statile stated the applicant will need a variance for that as well because the fireplace is part of the house, and it affects the side yard setback. Therefore, plans must be revised for that reason, and a new zoning table included.

The Board took a brief recess between 8:16 and 8:18pm.

Upon return to open session, Ms. Del Nobile Menze stated the applicant intends to pursue the extra foot of space for the revision of an extended garage and will revise their plans for that as well as the fireplace. The front yard setback is not being impacted.

The application was thereby carried to September 24th and an official announcement was made in regards to same, indicating no further notice will be given. The applicant waived the statutory time frame for the Board to act.

The meeting was adjourned at approximately 8:30pm.

Respectfully submitted,

Caitlin Ryan
Deputy Secretary to the Board