

MINUTES OF THE JANUARY 23, 2018 PLANNING BOARD MEETING  
BOROUGH HALL, BOROUGH OF HILLSDALE

MEMBERS PRESENT: Chariman M. Giancarlo, Vice Chairwoman J. Miano, E. Lichtstein  
F. Franco, Mayor Ruocco, Councilman Pizzella, M. Kates, S. Raymond  
D. Burluson

MEMBERS ABSENT: E. Alter

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 7:40pm.

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

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

MINUTES:

The *January 11, 2018 Re-Org and Regular Meeting Minutes* were approved by the Board.

INVOICES:

Invoices from *Gittleman, Muhlstock & Chewcaskie* were approved for payment by the Board.

RESOLUTIONS:

*Resolution 2018-01 Appointment of Board Officers* was approved by the Board.

*Resolution 2018-02 Appointment of Board Attorney* was approved by the Board.

*Resolution 2018-03 Appointment of Board Engineer* was approved by the Board.

*Resolution 2018-04 Appointment of Board Planner* was approved by the Board.

*Resolution 2018-05 Board Vacancy* was approved by the Board.

COMPLETENESS REVIEW:

*PZ-01-18; Donald Oriolo; Block 2004, Lots 1 & 2.01; 23 Ruckman Ave & 100 Piermont Ave.*  
*Minor Subdivision Application*

Board Engineer Statile explained the nature of this application to the Board, stating the applicant seeks to subdivide one of these lots with an inclusion from another piece of land. There is a dwelling on the property which was to be demolished as ordered by the Planning Board and Borough during a past approval granted to the applicant for the property. Mr. Statile stated the application is incomplete due to technical reasons. Vice Chairwoman Miano then motioned to accept Board Engineer Statile's recommendation, which was seconded by Ms. Kates; the Board accepted Mr. Statile's recommendation to deem the application incomplete.

PUBLIC HEARINGS:

***PZ-12-17; Lyndsay Buehler & Michael DeSimone; Block 603, Lot 9; 117 Stony Ridge Drive  
Bulk “c” Variance Application for Addition to Single-Family Dwelling***

Ms. Buehler and Mr. DeSimone were sworn in before the Board to provide testimony. Ms. Buehler explained she and Mr. DeSimone are seeking a variance to remove a portion of the existing front patio and install a room over the remaining patio, as well as a foyer. Furthermore, they wish to reconstruct a portion of the dwelling including a new roof frame, as it is an older home in need of renovations. The couple also stated they plan on updating or adding landscaping to the property in the future, however currently their main focus is on the dwelling. It was confirmed that no trees are being removed. Board Engineer Statile stated he will need an as-built survey.

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

Councilman Pizzella made a motion to approve this application, which was seconded by Mr. Raymond. The Board was polled and the application approved.

CLOSED SESSION:

***Affordable Housing***

At 8:10pm, the Board motioned to go into closed session to discuss affordable housing. At 8:54pm, the Board returned to open session.

Dr. Lichtstein entered the council chambers.

PUBLIC HEARINGS:

***PZ-13-17; Leonard & Carol Levy; Block 605, Lots 7 & 8; 76 & 78 Wierimus Lane  
Minor Subdivision with Bulk “c” Variance Application to Shift Existing Lot Line***

Counsel for the Applicants – Howard Siegel, Esq. of Siegel & Siegel

The first witness was surveyor and professional engineer John Loch, of 30 Madison Ave, Paramus. Mr. Loch was sworn in to testify.

The applicants and property owners seek to slightly shift the property line in order to make the two lots more conforming. There is currently a greenhouse and a fence which are non-compliant. The property line is currently very close to both the generator and the greenhouse and the applicants want enough property around each to make them more accessible. Photographs of the property line as it exists and how the proposed alteration would look were distributed and explained to the Board. It was confirmed there will be no alteration or revision of any property structure and no construction is proposed. The Levys live on Lot 8 and the property line would be shifted away from them. Adjoining applicant and resident of Lot 7, Shannon Stempkavsi was present at the meeting and confirmed that she has no issue with the application. Ms. Stempkavsi then left the chambers.

The existing fence was discussed. At this time, Leonard Levy was sworn in. Mr. Levy stated there was a vacant lot next to him when he purchased the property. The existing fence is new and was

installed as an agreement between him and his neighbor with the plan of eventually fixing the property line.

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

Councilman Pizzella made a motion to approve this application which was seconded by Mayor Ruocco. The Board was polled and the application approved.

***PZ-11-17; Haglid Engineering and Associates; Block 1308, Lot 19; 80 Broadway  
Amended Site Plan & Use 'd' Variance Application for New Industrial Use and Modification to  
Parking Area***

Board Attorney Nabbie announced that this application has been adjourned to February 8<sup>th</sup>, 2018 at 7:30pm in these chambers and the applicant has extended the time frame for the Board to act until that date. The application is hereby carried to February 8<sup>th</sup>, 2018 at 7:30pm and there will be no further notice provided to the public.

**BOARD BUSINESS:**

Planning Board recommendations to the Mayor & Council regarding changes to land use regulations were discussed and it was confirmed same will be scheduled for the first Mayor & Council meeting in February. Mayor Ruocco stated it would have been on a previous agenda, however he wanted to have the Council's ordinance review committee widen the scope to include sheds.

Dr. Lichtstein asked Mr. Statile is there is an ordinance pertaining to radio towers, and Mr. Statile replied yes there are regulations. Dr. Lichtstein was concerned about a radio tower in the Borough; Mr. Statile stated he was unsure whether or not that particular radio tower was in violation or not.

Don Oriolo was present and wished to speak, therefore the Board swore him in. He stated how he wishes to speak the Board or Board Engineer about his minor subdivision application, PZ-01-18, which was deemed incomplete. Ms. Nabbie stated the Board has no jurisdiction to discuss this as it was placed on the agenda. Mr. Oriolo will speak to Mr. Statile after the meeting.

The meeting was adjourned at this time.

Respectfully submitted,

Caitlin Chadwick  
Deputy Secretary