

MINUTES OF THE JANUARY 24, 2017 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE

MEMBERS PRESENT: E. Lichtstein (late), L. Calabria, Councilman F. Pizzella, F. Franco
Mayor D. Frank, M. Kates, Z. Horvath, G. Biener, E. Alter
Chairman M. Giancarlo, Vice Chairwoman J. Miano

MEMBERS ABSENT: None

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

Chairman Giancarlo called the meeting to order with a reading of the Open Public Meetings Statement at approximately 6:30pm.

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

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

CLOSED SESSION:

Interviews for Board Planner

At approximately 6:35pm, the Board motioned to enter closed session. At approximately 8:20pm, the Board returned to Open Session. Ms. Kates made a motion to appoint Richard Preiss, P.P. as Board Planner and Ms. Calabria seconded the motion. The Board was polled and the motion passed.

MINUTES:

The *December 15, 2016 Meeting Minutes* were approved.

The *January 10, 2017 Re-Org & Regular Meeting Minutes* were also approved by the Board.

INVOICES:

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

PUBLIC HEARINGS:

PZ-01-17; Jack Ely Real Estate LLC; Block 1208, Lot 1; 560 Piermont Ave.

Use "d" Variance Application to continue the nonconforming use of the property for parking commercial vehicles

This application was carried to the February 9, 2017 Planning Board meeting.

***PZ-10-16; Andrew & Deirdre Bianchi; Block 103, Lot 7; 49 Craig Rd.
"C" Variance Application for a rear deck addition to existing single-family dwelling***

Applicant Andrew Bianchi of 49 Craig Road, Hillsdale was sworn in to give testimony. Board Attorney Nabbie confirmed that the Board had jurisdiction. Mr. Bianchi explained that the reason for his variance application is an elevated rear deck addition which when built would leave the side and rear yard setbacks deficient. The Board and its professionals had the opportunity to ask Mr. Bianchi questions regarding his addition. Mr. Bianchi confirmed the deck's stairs will not go past the footprint of his home. At this time, the meeting was opened to the public. As no one wished to speak or question Mr. Bianchi, the meeting was closed to the public. Councilman Pizzella made a motion to approve this application, seconded by Mayor Frank. The Board was polled and the motion passed. The application was approved. Board Attorney Nabbie stated she will prepare a resolution memorializing the granted approval.

**BOARD BUSINESS:
*Conflicts of Interest***

Ms. Calabria expressed concern regarding a potential conflict of interest she may have on the upcoming MacEwen application. Board Attorney Nabbie advised that discussion respecting any potential conflict of interest respecting the MacEwen application should occur in the presence of the applicant and his counsel. Ms. Nabbie advised she would prepare a memorandum for the Board on applicable law governing conflicts of interest.

The meeting was adjourned at 8:55pm.

Respectfully submitted,

Caitlin Chadwick
Deputy Secretary