

MINUTES OF THE JULY 14, 2016 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE

MEMBERS PRESENT: E. Lichtstein, F. Franco, Mayor D. Frank, M. Kates, Z. Horvath,
E. Alter, G. Biener, Chairman M. Giancarlo

MEMBERS ABSENT: J. Miano, Councilman F. Pizzella, Vice Chairwoman Calabria

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

ANNOUNCEMENTS:

Chairman Giancarlo announced that the Borough has installed a new microphone system and will also be adding a Planning Board page to its website. The PSE&G Subcommittee will meet again on July 26, 2016 at 6:30pm. The "Preserve at Hillsdale" application will be heard on August 11, 2016 at 7:30pm.

CONTRACTS:

Chairman Giancarlo announced that resolutions for the Board to enter into contracts with its professionals (Board Attorney, Board Engineer and Board Planner) will be voted on at the next regularly scheduled Planning Board meeting.

MEETING MINUTES:

The *June 28, 2016 Meeting Minutes* were approved by the Board after confirmation that Deputy Secretary Chadwick will make revisions to two minor typos.

INVOICES:

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

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

RESOLUTION:

PZ-03-16; Tiger's Claw Martial Arts; Block 1207, Lot 8; 49 Prospect Place

Approval of Use Variance for change of occupancy in Industrial Zone.

Mr. Alter made a motion to approve this resolution, seconded by Mr. Franco. The resolution was approved by the Board.

COMPLETENESS REVIEW:

PZ-06-16; Andrew Dellaquila; Block 1622, Lot 3; 303 Evergreen

Use 'd' F.A.R. and Bulk Variances Application for Addition to Single-Family Dwelling

Board Engineer Statile explained the nature of this application and informed the Board that it is complete and ready for a public hearing. The application was assigned a public hearing date of August 23, 2016 at 7:30pm.

PUBLIC HEARINGS:

PZ-01-16; Joseph & Sia Carney; Block 501, Lot 17; 20 Appletree Lane

Bulk 'c' Variances for Front Yard Setbacks and for Impervious Coverage for front porch addition to existing single-family dwelling.

Athansia Carney of 20 Appletree Lane, Hillsdale was sworn in before the Board. Acting on behalf of Joe Bruno, Linda Del Noble, architect, of 29 Park Avenue, Park Ridge, NJ was also sworn in before the Board to testify as an architectural expert. Ms. Del Noble provided a property survey to the Board and explained the nature of the application as well as the variances being sought. Ms. Del Noble stated that the survey eliminates a previously sought impervious coverage variance by replacing the macadam driveway with pavers.

At 8:00pm, Ms. Biener entered the chambers.

Documents were then marked into evidence:

Exhibit A-1: Photographs of the Applicant's Property

Exhibit A-2: Photographs of the Applicant's Pool

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

Mr. Horvath made a motion to approve the application, seconded by Mr. Franco. The Board was polled and as all members voted in favor of the motion, the motion passed and the application was approved.

PZ-04-16; James & Amy Babcock; Block 2002, Lot 13; 1 Rawson Court

Bulk 'c' Variance for rear yard setback for deck addition to single-family dwelling.

James Babcock of 1 Rawson Court, Hillsdale was sworn in before the Board. Linda Del Noble, of 29 Park Avenue, Park Ridge, NJ remained under oath. Ms. Del Noble explained the nature of the application as well as the variances being sought. The applicant explained that there was no other location for the deck, and the property was irregularly shaped.

Board Engineer Statile stated the deck exceeds four feet above grade and is thus subject to setback requirements.

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

Mr. Horvath made a motion to approve the application, seconded by Mayor Frank. The Board was polled and as all members voted in favor of the motion, the motion passed and the application was approved.

***PZ-02-16; Nirmal Bavalia; Block 104, Lot 11; 20 Melville Road
FAR 'd' and Bulk Variance Application for Addition to Single-Family Dwelling***

Carried from June 28, 2016

The applicant's architect, Wayne Guskind of 26 Central Avenue, Hillsdale, was sworn in before the Board. Mr. Guskind reviewed for the Board the nature of the application as well as the variances being sought, including setback variances and an F.A.R. variance in connection with a proposed addition located at the rear of the home. Mr. Guskind stated that the addition is one-story and will not expand upwards. A front porch/portico was also proposed.

The applicant, Mr. Nirmal Bavalia of 20 Melville Road, Hillsdale, was also sworn in before the Board and reviewed the need for the use variance, stating that he is seeking to expand his home in preparation for his ill mother to move in with him and his family. Mr. Bavalia provided several photographs to the Board of his home (Exhibit A1) as well as the surrounding neighbors' homes (Exhibit A2).

The total area of the house with the proposed addition was discussed at length, as well as the total area of the house with the proposed addition, and minus the kitchen expansion.

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

Mr. Horvath made a motion to approve the application for the addition as it was originally proposed. The motion was not seconded by any of the Board members and therefore failed.

Mr. Alter then made a motion to approve the application with the elimination of the kitchen expansion and with the condition that the applicant will have a seepage pit installed, as previously recommended by Board Engineer Statile. Mr. Franco seconded this motion.

The Board was polled and all five eligible Board members voted in favor of the motion, therefore the motion was passed and the application approved.

The meeting was adjourned at 9:25pm.

Respectfully submitted,

Caitlin Chadwick
Deputy Secretary