

MINUTES OF THE JULY 26, 2016 PLANNING BOARD MEETING  
BOROUGH HALL, BOROUGH OF HILLSDALE

MEMBERS PRESENT: J. Miano, F. Franco, Mayor D. Frank, M. Kates, Z. Horvath,  
E. Alter, Vice Chairwoman Calabria, Chairman M. Giancarlo

MEMBERS ABSENT: E. Lichtstein, Councilman F. Pizzella, G. Biener

EMPLOYEES PRESENT : S. Muhlstock, Esq., Acting Board Attorney  
C. Statile, P.E., Board Engineer  
P. Grygiel, P.P., Board Planner  
C. Chadwick, Deputy Board 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.

MEETING MINUTES:  
The *July 14, 2016 Meeting Minutes* were approved by the Board.

RESOLUTIONS:

***Resolution 2016-14; Joseph & Sia Carney; Block 501, Lot 17; 20 Appletree Lane***

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

Mr. Alter made a motion to approve this application, seconded by Mr. Franco. Eligible Board members were polled and the application was approved.

***Resolution 2016-15; James & Amy Babcock; Block 2002, Lot 13; 1 Rawson Court***

***Approval of Bulk 'c' Variance for rear yard setback for deck addition to single-family dwelling***

Mr. Alter made a motion to approve this application, seconded by Mr. Franco. Eligible Board members were polled and the application was approved.

***Resolution Authorizing Contract for Board Planner Grygiel***

Mr. Horvath made a motion to approve this application, seconded by Vice Chairwoman Calabria. Eligible Board members were polled and the application was approved.

***Resolution Authorizing Contract for Board Engineer Statile***

Mr. Horvath made a motion to approve this application, seconded by Vice Chairwoman Calabria. Eligible Board members were polled and the application was approved.

COMPLETENESS REVIEW:

*PZ-07-16; Nancy Culhane; Block 1112, Lot 5; 33 Glendale Drive*

*Bulk variance application for impervious coverage for a sun room addition to a single family dwelling*

Board Engineer Statile explained the nature of this application to the Board and deemed it complete. A public hearing was scheduled for August 23, 2016.

ANNOUNCEMENTS:

Mayor Frank announced that the Stonybrook Commission will appear before the Board in connection with the addition of a temporary seasonal enclosure for the lap pool as a 'Capital Project Review' function of the Board with the Master Plan. Acting Board Attorney Muhlstock stated that Ms. Nabbie suggested the Board may want to request notice from the Stonybrook Commission, although not a requirement. Board Engineer Statile suggested that the Mayor and Planning Board Chairman converse on this matter prior to the Planning Board taking any action on same. Mayor Frank explained that the Stonybrook Commission may appear before the Mayor and Council and it may be more appropriate to request notice at that time; the Stonybrook Commission will give a brief presentation when they appear before the Planning Board.

Vice Chairwoman Calabria inquired about the status of draft Redevelopment Plan. Mayor Frank said that he has not spoken to consultant Bennecke, but suspects he will contact the Board to scheduled a hearing shortly.

At this time, Mayor Frank recused himself and left the council chambers due to the upcoming use variance application being heard by the Board.

PUBLIC HEARINGS:

*PZ-05-16; Zandonella; Block1412, Lot 6; 97 Stockton Street*

*Bulk 'c' Variance Application for fence height for new fence*

Counsel for the Applicant – Nancy Saccente, Esq.

Ms. Saccente explained to the Board that The Record made a mistake and did not publish the submitted notice for this application. Ms. Saccente stated that she previously requested having the application carried to August 11, 2016, however since the notice was not published, Board Attorney Nabbie advised against same. The application will be heard on August 11, 2016 and Ms. Saccente will re-notice for the new hearing date.

*PZ-13-15; The Nolan Partnership; Block 1523, Lot 3; 262-270 Broadway*

*Use 'd' Variance for rental apartments in the Commercial District in pre-existing commercial building*

Counsel for the Applicant – Robert Mancinelli, Esq.

Mr. Mancinelli began by explaining that this is an application for preliminary and final major site plan approval for a building which is currently zoned for commercial use. The building was previously used for Becker Funeral Home and in 1991, Becker subdivided the lot to create a new, second lot to the south in the R4 zone, known as Lot 4. In 1991, the Nolan Partnership acquired Lot 3, and in the late 1990's also acquired Lot 4. The applicant proposes to remove the commercial use and create four residential units. Mr. Mancinelli stated that the applicant previously made extensive drainage improvements to Lot 3. Mr. Statile explained those improvements only entailed a curb and two drains, which were already required as part of the subdivision application.

Licensed architect Peter Cooper was the first witness. Mr. Cooper was sworn in before the Board in order to give testimony. Mr. Cooper spoke about the architectural aspects of the application and reviewed the layout of the building. His architectural rendering was marked **Exhibit A-1**. There was a discussion regarding a location dumpster on the site.

Ms. Kates noted that the Environmental Commission did not receive any referral from the applicant. Deputy Secretary Chadwick confirmed that no completed referrals were received from any of the Borough Departments. The applicant admitted that they had not made special service for the required departments when they filed their application. Mr. Statile said that the applicant will need to send referral forms out to the various departments no less than 30 days before the next public hearing, as stated in the application form and ordinance.

The meeting was then opened to the public. Gail Rosen of 52 Wilts Avenue, Hillsdale, asked about the driveway on the property and the location of traffic ingress and egress. Mr. Cooper stated that there is currently competing interest for traffic ingress and egress but the access point opposite Wilts Avenue will be maintained. John Ferrara of 15 Wilts Avenue, Hillsdale also had questions for the architectural witness. The meeting was then closed to the public.

The second witness, Patrick McClellan, P.E. of MCB Engineering was sworn before the Board to give testimony. Mr. McClellan reviewed his 5/25/2015 Site Plan last revised 2/11/2016 which he prepared; this document was marked **Exhibit A-2**. Mr. McClellan addressed the comments and concerns in Mr. Statile's April 2016 review letter on the application. Items which were addressed included but was not limited to parking, fencing, and sidewalks. Ms. Kates asked how many parking spaces are designated for guests and how many are for tenants. It was confirmed by Mr. McClellan that there will be six parking spaces for tenants and five for guests; this amount is in excess of what is required by RSIS. Mr. Statile asked whether or not an emergency backup generator is also being proposed; Mr. McClellan stated he needs to ask the owner of the property.

At this time, the meeting was opened to the public. Patricia Schmoyer of 55 Wilts Avenue, Hillsdale had questions and concerns related to engineering and surveying; Gail Rosen of 52 Wilts Avenue, Hillsdale had questions related to traffic ingress and egress as well as parking. Ms. Schmoyer's and Ms. Rosen's concerns were addressed by Mr. McClellan. At this time the meeting was closed to the public.

Mr. Mancinelli stated that he would like to present his planning witness at the next public hearing, after the revised plans have been submitted to the Planning Board. Mr. Mancinelli waived the time frame for the Board to act. Mr. Muhlstock announced that the application will be carried to September 8, 2016 at 7:30pm and there will be no further notice to members of the public.

The meeting was adjourned at 9:30pm.

Respectfully submitted,

Caitlin Chadwick  
Deputy Secretary