

MINUTES OF THE JUNE 11, 2015 PLANNING BOARD MEETING  
BOROUGH HALL, BOROUGH OF HILLSDALE

MEMBERS PRESENT: M. Giancarlo, M. Kates, Councilman F. Pizzella, T. Maalouf  
F. Franco, L. Calabria, Z. Horvath, J. Miano

MEMBERS ABSENT: E. Lichtstein, J. Traudt, G. Biener

EMPLOYEES PRESENT: Nylema Nabbie, Esq., Board Attorney  
Christopher P. 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 7:42pm.

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

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

MINUTES:

The *May 26<sup>th</sup>, 2015* meeting minutes were approved by the Board.

BILLS:

Invoices from the Board Engineer's office and the Board Attorney's office were approved by the Board for payment.

RESOLUTIONS:

***Resolution No. 2015-14; William Doody; Block 1208, Lot 3; 539 Piermont Ave.***

***Approval of major site plan application with variances for change of use for landscape material storage and vehicle parking*** was approved by the Board.

BOARD BUSINESS:

Mr. Tony Maalouf took an Oath of Office to be an alternate member representing Mayor Arnowitz.

PUBLIC HEARINGS:

***PZ-06-15; Mario & Gina Amato; Block 2302, Lot 2; 48 Kent Road***

***Bulk variance application for reconstruction of dwelling – front yard setback to new porch***

Applicant Mario Amato was sworn in before the Board as the homeowner. Richard Bouchard, R.A. of 2 DeGraaf Court, Franklin Lakes, was also sworn in as a licensed architect. Mr. Bouchard explained that this application is for a renovation and addition of an existing residence. Mr. Amato seeks to add an open front porch and expand the front entry foyer, which requires a bulk variance for deficient front yard setback. Mr. Bouchard and Mr. Statile discussed and reviewed exact measurements on all variances needed. The meeting was opened to the public. Seeing no one had any questions or comments, the meeting was closed to the public. Mr. Statile stated that installation of a seepage pit would be a condition of approval.

Mr. Horvath asked about closet space in the front foyer. Mr. Horvath made a motion to approve this application and Councilman Pizzella seconded that motion. The Board was polled and as all were in favor, the motion passed. The application was approved and a memorizing resolution will be prepared by the Board Attorney.

At this time, Councilman Pizzella and Mr. Maalouf recused themselves due to the use variance nature of the upcoming applications.

***PZ-08-15; Peter & Cristina Kouvel; Block 1907, Lot 11; 87 East Liberty Ave.***

***Bulk variance application for reconstruction of dwelling on corner lot – front yard setbacks to street lines, F.A.R., and impervious coverage***

Counsel for the Applicant – Mr. Carmine Alampi, Esq.

Mr. Alampi explained that this is an undersized lot and also reviewed the variances needed for this application. Mr. Gerard Santucci, R.A. was then sworn in before the Board as the architect. Patrick Murphy, Mr. Santucci's technical colleague, was also sworn.

Architectural plans originally dated 9/30/2014 and revised to 5/5/2015 were then marked collectively as **Exhibit A-1**. A series of five photographs taken by the applicant were also collectively marked as **Exhibit A-2**. The photographs depicted the subject property as well as neighboring properties. Mr. Alampi stated that his client seeks to reconstruct the existing dwelling in a similar style to the surrounding homes.

Mr. Santucci gave an overview of the existing and proposed layouts of the home, including square footage measurements and variances needed. Mr. Statile explained each of his general comments and concerns written in his June 9, 2015 review letter to the Board, most notably the potential for a parked vehicle to impair visibility at the adjacent street corner. Mr. Statile, Mr. Santucci, and Mr. Alampi discussed concerns regarding the driveway and proposed garage location.

The meeting was opened to the public. As no one wished to speak, the meeting was closed to the public. The Board then had an opportunity for questions and comments of the testifying witnesses and counsel. Mr. Statile confirmed that four variances are now being sought versus five, as the applicant agreed to eliminate the expansion and forward relocation of the garage. Mr. Alampi stated that his client advised there is a very large tree that would need to be removed in order to push the garage further back on the property. Applicant Peter Kouvel was then sworn. Addressing the Board's questions, a black and white photograph depicting a side view of the rear yard with the discussed tree circled in red was then marked **Exhibit A-4**.

Ms. Kates stated that the Environmental Commission would like to see a landscaping plan, given the sought variances. Mr. Alampi stated that his client will eliminate the enlargement of the garage. Mr. Statile stated that an FAR variance is no longer needed and there are now only three variances being sought.

Ms. Kates made a motion to approve this application and Mr. Horvath seconded the motion. The Board was polled and as all members were in favor, the motion passed. The application was approved.

***PZ-07-14; William Doody; Block 1208, Lot 2; 74 Prospect Place***  
***Major site plan application with variances for change of use for subleasing & landscape vehicle parking***

Counsel for the Applicant – Gregg Paster, Esq.

Mr. Doody and Mr. Paster, Esq. continued the application from the previous public hearing. Mr. Paster circulated a proposed landscaping plan to the Board and spoke about the Board Engineer's review letter, stating that Mr. Statile described three trees on the property as being in the public right-of-way and he doesn't believe that is accurate. Mr. Paster confirmed for the Board that he spoke to Counsel about the storm drain situation and also confirmed that plans were submitted to the Hillsdale Fire Department. There will also be additional drainage at the rear of the property.

Board Attorney Nabbie then reviewed the conditions:

1. A 'flo-guard' inlet will be installed in the northwest corner of the lot.
2. The applicant will prepare the needed drainage cross-easement.
3. The stormwater management system will be checked regularly and after each rainfall.
4. The applicant will provide pest control.
5. The applicant will consent to and comply with comments from Borough Departments including Health, Fire and Police.
6. The applicant's proposed landscaping plan will be subject to reasonable conditions imposed by the Environmental Commission.
7. The same specific site conditions imposed on Block 1208, Lot 3 will apply to this application.

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 this application with conditions and Ms. Miano seconded the motion. The Board was polled and as all were in favor, the motion passed. The application was approved.

At 9:30pm, the Board went into closed session to discuss the status of the Sober Living litigation and other matters. At approximately 10:15pm, the Board returned from closed session. No action was taken by the Board in Closed or Open Session.

The meeting was adjourned at 10:15pm.

Respectfully submitted,

Caitlin Chadwick  
Deputy Secretary