

**MINUTES OF THE JUNE 14, 2018 PLANNING BOARD MEETING  
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E. Alter, F. Franco, Mayor J. Ruocco, M. Kates, S. Riordan,  
S. Raymond, Vice Chairwoman J. Miano, Chairman M. Giancarlo

MEMBERS ABSENT: E. Lichtstein, Councilman F. Pizzella, D. Burleson

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 7:30pm.

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 22, 2018 Meeting Minutes* were approved by the Board.

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

BOARD BUSINESS:  
***Proposed Ordinance No. 18-08***  
Board Planner Preiss appeared before the Board regarding his June 8, 2018 memo to the Hillsdale Mayor and Council regarding Proposed Ordinance No. 18-08, and spoke to the Board regarding same. Mr. Preiss and the Board, along with its other two professionals, discussed in detail, F.A.R. and building height. Whether or not to include accessory structures in the F.A.R. was discussed. It was confirmed that there is currently no regulation on non-residential F.A.R. and the Board discussed whether or not there will be an ordinance on same. There was also a discussion regarding multi-family homes in the Borough.

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 began by explaining the nature of the application, stating the application is for a re-subdivision of a previous subdivision. Mr. Statile deemed the application complete stating it is ready for a public hearing, pending Board Attorney Nabbie's conferment. Ms. Nabbie stated she has a question for Mr. Statile, who was subsequently sworn in. Ms. Nabbie reminded the Board that she was not yet the Board Attorney at the time of Mr. Oriolo's previous approval and asked Mr. Statile if it is correct that one of the homes on this property was to be demolished within a certain amount of time as a condition of the previously granted approval. Mr. Statile confirmed that Ms. Nabbie is correct, also

stating that to the best of his knowledge, it has not yet been demolished.

Mr. Alter asked if the current application could be considered Res Judicata and Mr. Statile confirmed for him it is not considered that; it is a new application for the same property. Mr. Statile also confirmed the Board is within the required time period to act on this application, as the revised plans were received on May 1, 2018.

At this time, applicant Donald Oriolo was sworn in. Mr. Oriolo stated he has had complications which go beyond the resolution, explaining that the Hillsdale Mayor and Council extended the demolition time to December 2017, as the State of New Jersey needed to issue an inspector who would subsequently issue a demolition permit, however the State has not done so yet. Mr. Oriolo also stated the Borough Attorney and Mayor and Council have been kept “in the loop” with this and he also spoke to the Borough Administrator regarding the matter. According to Mr. Oriolo, the Borough Administrator is in the process of having a State inspector assigned to the project.

Chairman Giancarlo asked Mr. Oriolo why he is moving forward with this new application when he isn't yet finished with the previous application. Mr. Oriolo stated he is nearly finished with the previous application and the only issue is he cannot go through the Hillsdale Building Department. Mr. Oriolo he plans on having the home completely demolished by August 2018.

Board Engineer Statile stated he has been in contact with the Borough Administrator Jon DeJoseph, and Mr. DeJoseph told Mr. Statile that he will contact Mr. Oriolo tomorrow regarding the State inspector. Mr. Statile confirmed for the Board that the applicant will require one bulk variance for lot width. It was again confirmed for the Board that Mr. Statile has deemed the application complete. Chairman Giancarlo stated it is at the discretion of the Board if they agree with Board Engineer Statile's professional opinion regarding the application being complete. Ms. Kates stated she believes the Board should receive additional information regarding the previously required demolition of the house prior to the public hearing on the current application. Board Attorney Nabbie suggested the Board schedule the application for an August public hearing, as it will give the applicant time to demolish the existing home. Mr. Riordan informed Mr. Oriolo that he is experienced in this area of work and Mr. Oriolo will not be able to get a demolition permit unless he has the utility disconnection letters in hand.

The Board scheduled the application for a public hearing date of August 28, 2018.

**PUBLIC HEARINGS:**

***PZ-04-18; Frederick & Kathleen Wenzler; Block 1116, Lot 7; 33 Maple Ave.***

***Bulk variance application for two additions to an existing single family dwelling on a corner not***

Joseph J. Bruno – Applicants' Architect

Ms. Nabbie stated the public notice published by the applicant is sufficient and confirmed that the Board has jurisdiction. The applicants, Kathleen and Frederick Wenzler of 33 Maple Ave. were sworn in to testify. The application is for a variance associated with two additions to an existing dwelling. Photographs provided by Mr. Bruno which were dated March 27, 2018, were marked as **Exhibit A1**. Mr. Bruno reviewed the photographs via the photo index included with them. It was confirmed that the existing porch is proposed for demolition as it has fallen into disrepair, and a new frame porch with stone pillars and stairs which wrap around the corner are proposed. Mr. Wenzler reviewed the history of the property, informing the Board of when he and his wife moved into the dwelling and how interferences arose which prevented them from making improvements to the house previously, as was

originally planned. There was a discussion regarding a second door on the dwelling and it was confirmed it is a basement door. The stonework and paved area on the property were discussed as well, specifically in regard to the applicants parking in the paved area which lacks a curb cut. Mr. Wenzler stated he will build a stone wall which will block off the paved area and prevent any parking of vehicles. However, he will keep some of the macadam to allow for an asphalt pathway. It was confirmed the basement is not heated.

Ms. Kates asked the applicants if they are changing any landscaping on the site; it was confirmed they are not, however some shrubs in the front will be removed when the new porch is installed. The existing porch is deteriorating and unsafe. The attic area is used mainly for storage of exercise equipment and it contains no bathroom, no closet, no bed, etc. Mr. Wenzler stated that previous owners of the property did have tenants in the home. When the Wenzlers first moved in, people would often ask if they could rent from them, to which the Wenzlers said no. Mr. Statile stated he has no issue with the attic space and his only concern was the second door on the home; this is no longer a concern as it was determined the door leads to the basement. It was confirmed the house does not allow for central air due to the concrete walls all the way up the dwelling. There is a room that was previously proposed as a bathroom, but it will not be a closet or an office. The existing floor structure is severely dry-rotted and will be replaced. Mr. Riordan asked about a stone planter; it was confirmed it is above grade. Ms. Nabbie confirmed only a front yard variance is being requested.

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

Ms. Nabbie, Mr. Statile, and the Board reviewed the conditions of approval. Ms. Kates made a motion to approve the application, which was seconded by Mr. Franco. The Board was polled and the application approved.

The meeting adjourned at approximately 9:30pm.

Respectfully submitted,

Caitlin Chadwick  
Deputy Secretary