

**MINUTES OF THE JUNE 26, 2018 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT: E. Alter , Councilman F. Pizzella, M. Kates

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 *June 14, 2018 Meeting Minutes* were approved by the Board.

BOARD BUSINESS:

Storm water Management

Chairman Giancarlo reviewed the storm water management requirements for the Board, stating he will send an email with a link to a 45 minute online training video which they must complete by Sunday, July 1st. Chairman Giancarlo, Board Engineer Statile, and Mayor Ruocco informed the Board they will need Adobe Flash in order to view the training video and will be required to complete a test. It was requested that the Board members report to the Board Engineer and Borough Administrator to inform them once they have completed the requirements.

PUBLIC HEARINGS:

PZ-05-18; Sandra Bradbury; Block 1407, Lot 1; 145 Magnolia Ave.

Bulk variance application for first and second story addition to a single-family dwelling

Vice Chairwoman Miano disclosed at this time that her father-in-law is the applicant's neighbor; she recused herself and exited the chambers.

Xiomara Paredes of 240 Rock Road, Glen Rock was sworn in as the applicant's architect. Ms. Paredes is a licensed architect in the states of New Jersey and New York. Board Engineer Statile was also sworn in. Sandra Bradbury of 145 Magnolia Ave, Hillsdale was sworn in as the applicant.

Ms. Paredes began by stating the applicant is seeking four variances for the proposed first and second story rear-addition to their home. The single-family home has existing non-conformities. The home also has a porch that was enclosed at one point and the applicant is proposing to remodel it to an open porch; Ms. Paredes stated this will improve the curb appeal and be aesthetically pleasing. Photographs of the subject property and surrounding area were marked **Exhibit A-1** and explained by Ms. Paredes.

Ms. Paredes then spoke about the floor plans, reviewing the details of the home as it currently exists as well as the details of the proposed addition. The rear addition will include a mudroom and rear entry on the first floor; 3 bedrooms, 1 bathroom, a laundry room, and a master suite on the second floor.

The elevations were then reviewed and Ms. Paredes stated much of what currently exists will be maintained. Both the first and second stories of the addition will align with each other and the existing home. Other than the front yard setback overage, the proposed addition will conform and be compliant with all other ordinances and codes. Ms. Paredes stated two hardships exist for the applicant: the lot is a corner lot meaning it has two frontages, and the location of the home as it currently exists is non-conforming.

Board Engineer Statile stated the applicant actually only needs one variance due to the overage on the front yard setback requirements on Cross Street, associated with the proposed mudroom. Mr. Statile explained that variances are not needed for existing, non-conforming conditions. Furthermore, a variance is not needed for stairs unless they are over 4 feet high. Mr. Statile also stated he obtained the tax card record for the property and it states the home is a mother-daughter. At this time, Christian Bradbury of 145 Magnolia Ave, Hillsdale was sworn in to testify. Mr. Bradbury stated he and Sandra bought the home in 2013 as a single-family home, but prior to that it was a two-family home. Mr. and Mrs. Bradbury testified that the home is currently a single-family dwelling and they intend to continue using it as a single-family home.

Mr. Statile stated as a condition of approval, the applicants shall repair any sidewalks that have fallen into disrepair. Furthermore, he suggested the applicants keep in mind they are approaching their limit on impervious coverage. Board Attorney Nabbie suggested the property record card be updated to reflect the dwelling's correct status as a single-family home; it was confirmed that this is the responsibility of the Borough's tax assessor.

Mr. Raymond made a motion to approve the application, seconded by Mr. Franco. The Board was polled and the motion passed; the application was approved.

The meeting was adjourned at approximately 8:15pm.

Respectfully submitted,

Caitlin Chadwick
Deputy Secretary