

MINUTES OF THE MAY 26, 2015 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE

MEMBERS PRESENT: E. Lichtstein (late), M. Giancarlo, M. Kates
F. Franco, L. Calabria, Z. Horvath, J. Miano

MEMBERS ABSENT: J. Traudt, G. Biener, Councilman F. Pizzella, Mayor M. Arnowitz

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 7:35pm.

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 14th, 2015* meeting minutes were approved by the Board.

BILLS:

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

RESOLUTIONS:

Resolution No. 2015-12; John & Patricia Escobar; Block 405, Lot 10; 55 Bedford Rd.

Approval of bulk and use (height) variance application to reconstruct dwelling was approved by the Board.

Resolution No. 2015-13; Charles Messina/John & Laura Hamilton; Block 1619, Lot 6; 117

Dwight Ave. Approval of bulk variance for front yard setback to a recently reconstructed dwelling was approved by the Board.

PUBLIC HEARINGS:

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 continued his testimony from the previous public hearing, speaking about the site plan which was revised to May 2015. Mr. Doody and Mr. Paster gave an overview of each proposed tenant that will be leasing the units on Lot 2 and confirmed for the Board that none of the tenants

would need outdoor storage. Between all the tenants, only 12 total parking spaces will be necessary. It was also confirmed that leases will be yearly, not monthly.

The Board held a lengthy discussion on their concerns with procedure when tenants change and/or as a result the intended use of a unit changes, and how to keep consistent with any Board granted approvals. Mr. Statile suggested that the resolution should prohibit any change to parking on site, as well as prohibit any re-fashioning or alterations to the outdoor storage bins other than that shown on the site plan, including no additions to outdoor storage.

It was also confirmed that there will be no outdoor storage on site for the tenants. Mr. Doody confirmed that there will not be sub-leasing of the tenant units. Ms. Kates said that the Environmental Commission never received any revised plans and expressed concern that other Departments may not have received revised plans either, especially the Fire Department and the Board of Health. Ms. Kates also discussed the proposed oak trees with Mr. Doody and stated that the screen fencing must be repaired and he must keep the right-of-way clear of all products and equipment. Mr. Statile stated that the Fire Department couldn't previously provide any opinions or comments on the application because they were not informed as to the type of materials being proposed for storage.

Board Attorney Nabbie then listed conditions the Board had discussed for this application. Mr. Statile stated that those, along with his recommendations as Board Engineer, should be listed in the resolution. Mr. Paster then waived all statutory time frame for which the Board to act. Ms. Nabbie announced that the application will be carried to June 11th, 2015 at 7:30pm and no further notice will be given.

***PZ-05-15; Carol & Christine Tropea; Block 1505, Lots 6 & 7; 116 Clinton Avenue
Bulk variance application – front yard setback to reconstructed front steps***

Ms. Christine Tropea was sworn in before the Board and explained that she is seeking bulk variance approval for reconstructed front steps to her and her mother's home. Ms. Tropea said the house was sinking and required underpinning, and during that process the steps had to be removed and reconstructed. Because the old steps were made of clay with a slate top, the new steps needed to be raised and extended further away from the home, which created a violation of the front yard setback. Furthermore, Ms. Tropea stated that the house is still sinking. A set of photographs taken by Ms. Tropea were marked collectively as **Exhibit A-1** and Ms. Tropea described what each photograph depicted to the Board. Ms. Kates asked Ms. Tropea if she is considering or proposing any additional work to her home due to the sinking slab/settling issue. Ms. Tropea stated that she is not considering any additional work at this time.

The meeting was then opened to the public. Seeing as no one wished to speak, the meeting was closed to the public. Vice Chairwoman Calabria 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 and bulk variance was granted.

PZ-08-12; Jeanne Marie Gardens, LLC; Block 1212, Lots 15 & 16; Esplanade & Patterson St. Major subdivision & site plan with use variances application for new 49 multi-family housing complex in Industrial Zone

Counsel for the Applicant – Ira Weiner, Esq.

Mr. Weiner began by reviewing the history of this application, stating that the application was originally before the Board in 2013 when the applicant was proposing multifamily use with 57 units. Since then, the property was purchased and the purchaser is now proceeding with the application on behalf of the owner. The applicant is now proposing several changes to the project, including 49 units instead of the original 57, and removal of the underground detention system for an aboveground detention system. Mr. Weiner further stated that the application is a split lot zoning configuration and will require a “d” use variance for both the Industrial and Residential Zones which do not permit multi-family housing.

The Board then took a short recess. Upon return from the recess, Mr. Weiner announced that due to the Board Planner’s emergency absence, he would postpone testimony from his planning witness until July 9th. Mr. Weiner then called his next witness, Mr. Robert Zampolin, R.A. of 187 Fairview Ave., Westwood. Mr. Zampolin is a licensed architect in the State of New Jersey and has been for 30 years; he designed the architectural plans for this project. Mr. Zampolin began his testimony by speaking about changes made to the site plan since it was last presented to the Board on 3/19/13, stating that the current proposed building will be smaller.

Documents were marked as follows:

Exhibit RA-1: 1st Floor Plan of Revised Building Design – 4/9/15

Exhibit RA-2: 2nd Floor Plan of Revised Building Design – 4/9/15

Exhibit RA-3: 3rd Floor Plan of Revised Building Design – 4/9/15

Mr. Zampolin reviewed and described the specific layout design of all three floors, stating that there will be 35 one-bedroom units, 13 two-bedroom units, and 1 three-bedroom unit. The one-bedroom units will be 850-950 sq. ft., the two-bedroom units will be 1,050-1,350 sq. ft., and the three-bedroom unit will be 1,300 sq. ft. The first floor will have 18 total units and the second floor will have 19 total apartments along with an aerobics room/gym for the residents to use. On the third floor, there will be 12 units (five one-bedroom units, and seven two-bedroom units). Only one elevator is proposed.

Mr. Zampolin then reviewed **Exhibit RA-4**, a colorized rendering of the exterior views of the apartment complex, featuring views of the front, left, and right elevations. The rendering showed the exterior composed of brick and pre-cast concrete, and the three-story tall portion of the complex situated behind the two-story portion. Mr. Statile stated that the colorized rendering the Board members received shows neon coloring and does not match the rendering being presented; Mr. Zampolin and Mr. Weiner stated that they will provide a colorized rendering with the correct colors at the next public hearing.

Mr. Statile asked where the air conditioning units will be located; Mr. Zampolin explained that they will be self-contained split units, located within closets throughout the buildings, and the condensers will be screened in on the roof, out of view. The condensers will be very small and therefore noise they may produce will be minimal. Mr. Statile asked about the absence of trash shoots; Mr. Zampolin stated that there will be a dumpster location for residents, no central collection of trash. Mr. Statile expressed that this is an important issue that will need to be addressed because residents aren't going to be opening and closing 9 ft. gates every time they need to dispose of their trash. The Board questioned the number and location of electric and gas meters; Mr. Zampolin explained that each unit will have one gas meter and one electric meter and these will be located inside the building out of sight.

The Board members then had an opportunity for questions and comments. Vice Chairwoman Calabria suggested the building may be more aesthetically pleasing if more brick were added. Ms. Kates asked is there would be a superintendent's apartment on site who would be available for when maintenance work is needed; Mr. Weiner confirmed that there will be a unit on site. Mr. Zampolin confirmed that each apartment unit will also contain a laundry room or a stackable washer and dryer. Dr. Lichtstein asked about ventilation for the dryers and Mr. Zampolin stated that there will be one common vent through the roof. Dr. Lichtstein asked if there is only one elevator and Mr. Zampolin confirmed that to be true, but stated the elevator is oversized for emergency services use. However, the elevator will be located on one end of the third floor, rather than in the center. Mr. Zampolin further stated that all units will be ADA adaptable. Mr. Statile asked Mr. Zampolin about the proximity of the building to the parking spaces and expressed concerns regarding same, as it is possible for a driver to mistakenly drive into the building. Mr. Weiner stated that the issue will be reviewed and a solution will be presented to the Board.

The meeting was opened to the public. Jason Pavlovich of 29 Colonial Village Drive asked about the parking plan ingress/egress and the projected impact; Mr. Weiner stated that the parking meets the RSIS standards as to the minimum number of parking spaces required. Marisa Cefali of 6 Manson Place asked about the proposed exterior decks for the units and if they were considered when calculating the square footage of each unit; Mr. Zampolin stated that they were not included, and that each deck measures about 50 sq. ft.

Kevin O'Brien of 61 Park View Drive asked if there will be an exterior area designated for children recreation; Mr. Zampolin replied that there is no designated landscaping or picnic area for children.

Another resident asked about the zoning for the apartment complex and the need for a use variance, and about the apartment complex being located in both an Industrial and a Residential Zones. Mr. Statile stated that he doesn't believe the applicant is maximizing the use of the lot by the Industrial use bulk standards. Marisa Cefali asked about how the specific zones were originally set up and Mr. Statile explained that the most current zones were adopted in 1975 when the state passed the Municipal Land Use Law to replace the State Planning Act. Zones were created thereafter based on what types of establishments existed at that time, and many of those establishments are no longer present, such as the former cement plant in the industrial zone. Ms. Kates explained that the Board is in the process of re-examining the permitted uses in the Industrial Zone. Seeing as no one else wished to speak, the meeting was then closed to the public.

Mr. Weiner stated that his next witness would be Mr. Eichenlaub, P.E. site engineer to provide engineering testimony, but that due to the late hour he was hesitant to start.

Mr. Weiner confirmed that the applicant waives all statutory time frames for the Board to act. Ms. Nabbie announced that this application will be carried to July 9th, 2015 at 7:30pm and there will be no further notice.

The meeting was adjourned at approximately 10:00pm.

Respectfully submitted,

Caitlin Chadwick
Deputy Secretary