

BOROUGH OF HILLSDALE

Planning/ Zoning Board

MINUTES

August 8, 2024

7:30 PM

Chairwoman Kates called the meeting to order at approximately 7:30 pm. Deputy Secretary Janeiro recited the Open Public Meeting Statement and Pledge of Allegiance.

MEMBERS PRESENT: Chairwoman M. Kates, Secretary S. Raymond, Mr. E. Alter, Mr. S. Griep, Ms. G. Guzman, Dr. A. Weinberg and Mayor Sheinfield

MEMBERS ABSENT: Vice Chairman S. Riordan, Mr. D. Friedman, Mr. S. Sammarco and Council Liason Trochimiuk

EMPLOYEES PRESENT: Mr. Marc Leibman, Board Attorney
Mr. Chris Statile, Board Engineer
Ms. T. Janeiro, Deputy Secretary

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

The meeting was then opened to the public for matters not on the agenda. There being none, the meeting was closed to the public.

MEETING MINUTES

June 13, 2024

| <u>Motion</u> | <u>Second</u> | <u>Outcome</u> |
|---------------|---------------|----------------|
| S. Raymond | A. Weinberg | Passed |

RESOLUTION

Resolution #2024-15

PZ-08-24

12 Avon Court; Block 1303 / Lot 13

Mark and Michelle DiPisa

Porch Addition

Front Yard Setback

A motion was made by Secretary Raymond to approve the memorialization resolution. The motion was seconded by Dr. Weinberg, and carried by a roll call vote as follows:

| | |
|-------------------|-----|
| Chairwoman Kates | Yes |
| Secretary Raymond | Yes |
| Mr. Alter | Yes |
| Ms. Guzman | Yes |
| Dr. Weinberg | Yes |
| Mayor Sheinfield | Yes |

RESOLUTION

Resolution #2024-16

PZ-07-24

7 Cherry Hill Court; Block 2201 / Lot 20

John & Jennifer Sabatie

Single Family Home Addition

Side Yard Setback

A motion was made by Secretary Raymond to approve the memorialization resolution. The motion was seconded by Dr. Weinberg, and carried by a roll call vote as follows:

| | |
|-------------------|-----|
| Secretary Raymond | Yes |
| Ms. Guzman | Yes |
| Dr. Weinberg | Yes |
| Mayor Sheinfield | Yes |

NEW HEARING

PZ-01-24

59 Central Avenue; Block 1401 / Lot 10

Jeremy & Ellen Germain

Single Family Home Addition

Building Coverage, Impervious Coverage and Floor Area Ratio

Mayor Sheinfield left the meeting due to the “d” variance.

Mr. Bruce Whitaker, Esq. was present as the applicant’s attorney.

Mr. Whitaker spoke about the proposed application.

The applicant proposes to construct an addition to an existing single-family dwelling. The applicant is appealing an October 31, 2023 denial from the Zoning Official for multiple variances. The application involves multiple bulk (“c”) variances and a “d(4)” use variance because the Floor Area Ratio (FAR) will exceed the maximum permitted for the zone district.

The following variances are required:

Pre-Existing Variances:

1. **Front Yard Setback:** 16.5 ft. existing (to enclosed porch) vs. 30.0 ft. required.
2. **Side Yard Setback:** 5.9 ft. existing vs. 25.0 ft. required

3. **Accessory Structure(Garage) Setback (Side and Rear):** 2.0 ft. existing vs. 10.0 ft. required
4. **Impervious Coverage:** 32.0% existing vs. maximum 30% allowed, or 150 SF over.
5. **Lot Width:** 50 ft. existing vs. 75 ft. required.
6. **Lot Frontage:** 50 ft. existing vs. 75. Ft required.

Proposed Variances:

1. **Building Coverage:** 26.3% proposed vs. maximum 25% allowed or 100 SF over.
2. **Impervious Coverage:** 44.3% proposed vs. maximum 30% allowed, or 1,079 SF over.
3. **Floor Area Ratio:** 35.3% proposed vs. maximum 35% allowed, or 24 SF over.

The applicant submitted:

- Plans dated May 24, 2023 and revised on August 20, 2023, June 3, 2024, and June 18, 2024.
- A survey dated January 30, 2024.
- Photographs of home.

Mr. Whitaker said the applicant is proposing the addition to the rear of the property. Drainage will be upgraded and will conform to all requirements of the Borough.

Dr. Weinberg asked if the applicant was previously before this board. Mr. Whitaker said no, the home is pre-existing non-conforming.

Mr. Leibman sworn in the following:

Architect:

Scott Bella

65 Glen Avenue

Glen Rock, NJ 07452

Mr. Bella gave his professional education and background and was accepted as an expert witness.

Mr. Bella went over the plans dated May 24, 2023 and last revised on June 18, 2024. He described the existing conditions of the 2 ½ story single family home. The applicant is proposing to square off the back of the home with a one-story addition.

The impervious coverage calculation was incorrect on the plans. The existing is 41.3% and the proposed is 3%.

Mr. Bella spoke about the proposed on-site drainage.

Mr. Bella said the location of the addition will be in the back corner of the home and cannot be seen from the street. The addition would allow for interior basement stairs, as now they only have access from the outside Bilco doors.

Mr. Bella believes the design will fit in with the overall scheme of the neighborhood.

Board questions FOR Mr. Bella:

Ms. Guzman

Asked if you could eliminate some of the impervious coverage variance by reducing any of the driveway macadam. Mr. Bella said they could eliminate a small fire pit area in the back.

Mr. Leibman

What is the current age of the home? Mr. Bella said he is unsure, but approximately 1930's or early 1940's, and it needs updating.

Mr. Alter

Inquired about the size of the seepage pit that will be installed. Mr. Bella explained the calculations and what size tank would be needed.

Secretary Raymond

Asked if the existing home had a basement. Yes.

He stated he would like to see a larger seepage pit than is required installed.

He said his biggest issue with this addition is the impervious coverage. The current driveway is in disrepair, and he would like to see it redone with pavers. This would help with the impervious coverage.

Dr. Weinberg

No questions

Mr. Greep

Asked some questions pertaining to the plans. Mr. Greep asked if there would be gutters on the home. Mr. Bella said yes, they would be tied into the seepage pit.

Mr. Statile

He spoke about the pavers and what the ordinance allows. He would like to see the plans revised with all seepage pit information and roof leaders. The addition calls for a 375-gallon seepage pit; a 500-gallon seepage pit would be sufficient.

August 8, 2024

7:30 PM

Mr. Leibman sworn in the following:

Mr. Jeremy Germain – 59 Central Avenue

Ms. Ellen Germain – 59 Central Avenue

Mr. Whitaker asked the following questions of Mr. Germain:

If any trees would need to be removed from the property. Mr. Germain said a dogwood tree that is 10-12 ft. in height and a Japanese Lace Leaf.

Are there any drainage issues on the property. Do their neighbors have any drainage issues? Mr. Germain said, no to both questions.

Can the existing garage fit a car? Mr. Germain said no, it is used for storage only.

Do you have any objections to constructing your new driveway with pavers? Mr. Germain said no.

Chairwoman Kates asked what the need for the addition was for. Mr. Germain said they have three children and love the home and town, but the current home is too small for their needs. They really need another bathroom and a larger kitchen.

Mr. Statile said they would decrease the impervious coverage by 4.6% if they were to change the driveway to pavers. This would eliminate the impervious coverage variance.

Board questions of Mr. and Mrs. Germain:

Ms. Guzman

No questions

Mr. Alter

He is concerned about the garage at the rear of the property. He said it looks more like a cottage and wants to be sure we impose a condition of the resolution that nobody is to be living in that structure.

Secretary Raymond

Is there electricity and water in the shed? Mr. Germain said only electric.

Asked about the trees. The trees are ornamental and too small to require replanting. Mr. Germain said they are going to try and keep the two trees to replant in another area of the property.

Dr. Weinberg

Thank you for presenting a good application.

Mr. Greep

Will the roof be replaced? Mr. Germain said yes, and the siding will match the newly installed siding.

The meeting was then opened to the public. There being none, the meeting was closed to the public.

Mr. Leibman explained D variances and went over the requested variances.

Mr. Leibman went over the following conditions:

- Update the plans to show the reduced impervious coverage, installation of pavers, seepage pit and the connection of the gutters to the 500-gallon seepage pit.
- Garage may not be converted to a living space.
- Seepage pit to be 500 gallons.
- Zoning table on revised plans.

The impervious coverage variance is now eliminated.

A motion was made by Secretary Raymond to approve the application with conditions. The motion was seconded by Dr. Weinberg, and carried by a roll vote as follows:

| | |
|-------------------|-----|
| Secretary Raymond | Yes |
| Mr. Alter | Yes |
| Mr. Griep | Yes |
| Ms. Guzman | Yes |
| Dr. Weinberg | Yes |
| Chairwoman Kates | Yes |

The resolution will be placed on the next meeting agenda.

DISUCSSION

No discussion took place.

ADJOURNMENT:

The meeting was adjourned at approximately 8:15 pm.

Next Public Hearing - Tuesday, August 27, 2024 7:30 pm; Borough Hall Council Chambers