

**MINUTES OF THE APRIL 8, 2021 PLANNING BOARD MEETING (VIRTUAL)
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E. Lichtstein, E. Alter, M. Kates, S. Riordan
Chairman D. Burleson, D. Friedman, Mayor J. Ruocco,
M. DiPisa, S. Raymond, Zoltan Horvath

MEMBERS ABSENT: J. Miano

EMPLOYEES PRESENT: **N. Nabbie, Board Attorney**
C. Statile, P.E., Board Engineer
R. Hamman, Deputy Secretary

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

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

Meeting was open to the public. There being none, the meeting was closed to the public.

APPROVAL OF INVOICES

A motion was made by Mr. Alter and seconded by Mr. Raymond to approve invoices from Burgis Associates. The Board was polled and the motion passed. The invoices were approved for payment.

A motion was made by Mr. Alter and seconded by Dr. Lichtstein to approve invoices from Statile Associates. The Board was polled and the motion passed. The invoices were approved for payment.

A motion was made by Mr. Raymond and seconded by Ms. Kates to approve invoices from Cleary Giacobbe Alfieri Jacobs, LLC. The Board was polled and the motion passed. The invoices were approved for payment.

RESOLUTIONS

PZ-03-20, Block 1407, Lot 14

Bergen County United Way/Madeline Housing Partners, LLC, 40 Central Ave

A motion was made by Chairman Burleson and seconded by Vice Chair Riordan. The Board was polled and the motion passed. The Resolution was adopted

PZ-07-20, Block 1908, Lot 11

Ribler, 117 Highland Ave

A motion was made by Mr. DiPisa and seconded by Ms. Kates. The Board was polled and the motion passed. The Resolution was adopted.

COMPLETENESS REVIEW

PZ-02-21, Block 407, Lot 5

Sayegh and Leuffgen, 27 Orchard Lane

Mr. Statile outlined the application and stated that the application could be deemed complete. A question was asked if the Planner should be involved with this hearing. The Board was polled and decided that the planner was not needed for this hearing. A motion to schedule the hearing was made by Dr Lichtstein and seconded by Mr. Riordan. The application was set with a hearing date of May 13, 2021.

PUBLIC HEARINGS

PZ-08-20, BLOCK 1119, LOT 4

Matesic, 61 Cedar Street

Bulk Variance for Impervious coverage and use variance for Floor Area Ratio

Both the Mayor and Council Liaison Horvath recused themselves from the hearing.

Mr. Statile was sworn in.

S. Segalis represents the applicants. He stated that the applicants took into consideration the changes suggested by the Board during their previous hearing. They submitted new plans. (Exhibit A1).

They have reduced impervious coverage.

Mr. Statile sent an email to the Board outlining the changes that were made and how they reduced their impervious coverage.

Mr. Segalis introduced the architect, Mr. Kulata and he was sworn in. The Board was given the opportunity to ask Mr. Kulata questions

A question was asked regarding the capability of turning a vehicle around in the driveway.

A question was asked regarding the driveway to see if there was a safety issue.

A question was asked to see if any other revisions or changes were discussed before the plans were revised.

A question was asked regarding the first-floor addition to confirm that the office would be a home office not a commercial office.

A question was asked to confirm that the FAR did not change just a reduction in impervious coverage.

A suggestion was made that additional changes could be made with regards to the driveway.

A question was asked regarding the calculation of the additional square footage of the addition.

Mr. Kulata went into detail describing the additional square footage of the addition and the specific changes to the house.

Mr. & Mrs. Matesic were both sworn in.

Exhibit A3 is a photo of the rear of the residence. Mr. Kulata described what currently exists in this area and what is proposed.

Exhibit A4 is a west facing photo.

Exhibit A5 is a south facing view of the back yard.

Exhibit A6 is a phot of the front of the home. West facing from the sidewalk. The renovations proposed for this area were described.

A suggestion was made that the applicants could make a 15 X 15 pea gravel extension to the northwest corner of the driveway that would minimally increase the impervious coverage.

A comment was made regarding the placement of the air conditioner condenser.

The applicants were asked if they were in agreement with the proposed additional changes or if they wanted to return for another hearing.

The Board allowed them to revise the photos without returning for an additional hearing.

A question was asked regarding the proposed stairs and their exact location.

The meeting was opened to the public. A neighbor commented on the town and applauded the applicants for what they wanted to do. Another neighbor voiced his support for the applicant's proposed changes. Two additional neighbors voiced their support

A motion was made by Mr. Raymond and seconded by Ms. Kates. The Board was polled and the motion passed. The application was approved on the condition that the proposed changes would be made.

With no further discussion, the meeting was adjourned at approximately 9:10 PM