

**MINUTES OF THE FEBRUARY 11, 2021 PLANNING BOARD MEETING (VIRTUAL)  
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E. Lichtstein, E. Alter, M. Kates, J. Miano, S. Riordan  
D. Burlison, D. Friedman, Mayor J. Ruocco,  
M. DiPisa,

MEMBERS ABSENT: Council Liasion Zoltan Horvath, Scott Raymond

EMPLOYEES PRESENT: N. Nabbie, Esq., 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 Dr. Lichtstein and seconded by Mr. Friedman to approve invoices for Christopher P. Statile, P.A., The Board was polled and the motion passed.

COMPLETENESS REVIEW

PZ-01-21 Block 1909, Lot 5

Freedberg and Miller, 46 Hillside Ave

*Bulk variance for Impervious Coverage, Use Variance for Floor Area Ratio, Distance from Dwelling to Accessory Structure and Front Yard Setback.*

Mr. Statile stated application was complete and ready for a public hearing. The application was set with a hearing date of March 11, 2021.

PZ-06-20, Block 2004 Lot 1 and 2.01

Oriolo, 23 Ruckman & 100 Piermont Ave

*Minor Subdivision (revised)* 3 lots Corner of Ruckman and Piermont across from the Meadowbrook School. Application consists of creating one new lot line and relocation of another lot line.

Ms. Nabbie had some questions for Mr. Statile. He was sworn in Ms. Nabbie stated that since they are making changes it must be noted. Plan must be submitted prior to hearing. Mr. Statile confirmed and he would notify the applicant. A hearing was scheduled with the date of March 11, 2021.

PUBLIC HEARING ANNOUNCEMENT

PZ-08-20, Block 1119, Lot 4

Matesic, 61 Cedar St,

Ms. Nabbie stated that the applicants did not meet the time frame to notice. The hearing will be scheduled for March 23, 2021.

PUBLIC HEARING

PZ-07-20, Block 1908, Lot 11

Ribler, 117 Highland Avenue

*Bulk variance for Front Yard Setback and Accessory Structure in the Required Front Yard.*

Mr. Riordan recused himself.

Counsel for Applicant- Dean Stamos, Esq.

Mr. Stamos gave background information on the application and outlined the variance requested.

Mr. Stamos presented witness. Shannon Ribler, the property owner, of 117 Highland Ave. Mr. Ribler was sworn in and gave testimony on his family needs. He is requesting to construct a detached, 2 car garage to store vehicles and other items.

Mr. Ribler wants to place the garage close to house to avoid, the elements, a long driveway and impervious coverage. The garage will be in the front yard. It will match the structure of his current home.

Mr. Ribler will comply with storm water management and drainage requirements requested by Mr. Statile and the Building Dept.

Mr. Ribler stated two trees would be removed, but would comply to the 2-1 replacement ratio, if not more.

The Board was given the opportunity to ask questions.

Mr. Statile stated that if there was not a minor issue with the front porch, the applicant would not have needed to appear before the Board.

Mr. Statile had a concern about the height of the garage with regards to water. He was concerned about the setback.

Mr. Lichtstein stated that the seepage pit would need to be reconnected. Mr. Lichtstein asked about a sidewalk.

Mr. Ribler said there was a path that would tie in back to the patio.

Mr. Lichtstein asked about the existing driveway.

Mr. Ribler said they would probably keep the driveway.

Ms. Miano had no questions.

Mr. DiPisa had no questions.

Mr. Alter asked about the width of the driveway.

Mr. Ribler states approximately 3 cars (25ft).

Mr. Alter asked if a commercial business would be run out of the house.

Mr. Ribler stated no.

Mr. Alter wanted to confirm it would in fact be a garage.

Mr. Ribler confirmed a garage and storage.

Mr. Ribler also confirmed there would be a porch.

Mr. Alter asked if he removed the porch and moved the structure back, would there need to be a variance.

Mr. Statile confirmed a variance would still be needed.

Mr. Alter asked about total impervious coverage. Mr. Statile stated he would be 4% under.

Ms. Kates asked if the height issue was resolved. The applicant was informed it needed to be resolved.

Mr. Ribler stated he would be the contractor on this.

Mr. Friedman asked about pushing the structure back further.

Mr. Ribler stated that the structure would be closer to his neighbor's property.

Mayor Ruocco had no questions.

Chairman Burluson stated they were under impervious coverage. He confirmed with Mr. Ribler how the new garage would be new and the old garage would be turned into a mud room.

Chairman Burluson was concerned that the structure would be too close to the street.

Chairman Burluson asked how this would impact his neighbors. It would not really benefit, but would give themselves a bit more privacy. Mr. Ribler stated sight would not be impaired.

Chairman Burluson reiterated that the porch could be removed. He was concerned about seeing traffic.

Mr. Stamos said his current driveway blocks sight more than the new structure.

Meeting was open to the public. There being no questions, the meeting was closed to the public.

The Chairman asked Ms. Nabbie if she had any questions. She had none.

The Board was given additional opportunity for questions.

Mr. Alter asked about visual obstructions that will be caused by this proposed structure. He was asked about removing or moving the porch.

The Chairman asked Mr. Stamos he wanted to take a break with his client to discuss.

Mr. Stamos stated they feel the application is good as it is.

Mr. Statile if he Board wants any landscape embellishments.

Ms. Kates asked about trees.

Mr. Statile made some suggestions.

Mr. Ribler stated he plans on making major improvements on landscaping.

He would add privacy trees.

Ms. Nabblie aske the applicant to submit a landscaping plan.

The discussion was opened to the public there being none, the meeting was closed to the public

Dr. Lichstein wanted to confirm the height of the garage doors.

Mayor Ruocco made a motion (with landscaping plans). Mr. Friedman seconded the motion. The Board was polled and the motion passed. The application was approved.

## **DISCUSSION**

There was a discussion regarding the need to have the Planner at all meetings or only if he would be needed for input on the application. It was decided that when the Completeness Review was presented, the Board would determine whether the Planner would be needed to participate in the hearing. If the Planner is required, he would be provided with the Completeness Review and any documents pertaining to the application. The applicant would be asked for Escrow in advance for the Planners input on the application.

Chairman Burluson is requesting an Escrow increase on all Planning Board applications. The request will be presented to the Borough Administrator to create an ordinance changing the Escrow rates.

The current initial rate on most applications is \$650.00. \$1,000 - \$1,500 was requested.

The meeting was adjourned at approximately 9:15p.m.

Respectfully Submitted,

Robin Hamman  
Deputy Planning Board Secretary  
Borough of Hillsdale