

**MINUTES OF THE SEPTEMBER 9, 2021 PLANNING BOARD MEETING (VIRTUAL)
BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT:

EMPLOYEES PRESENT: Nylema Nabbie
C. Statile, P.E., Board Engineer
T. Behrens, Board Planner
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):

As no one wished to speak, the meeting was closed to the public.

INVOICES

A motion was made by Mr. Alter and seconded by Mr. Raymond to approve invoices from Cleary Giacobbe Alfieri Jacobs, LLC. The Board was polled and the motion passed.

A motion was made by Council Liaison Horvath, seconded by Mr. Raymond to approve an invoice from C.P. Statile, P.A. The Board was polled and the motion passed.

A motion was made by Mr. Raymond and seconded by Mayor Ruocco to approve invoices from Burgis Associates. The Board was polled and the motion passed.

COMPLETENESS REVIEW:

PZ-08-21

1 HHW, LLC

416-432 Hillsdale Ave

Major Site Plan with Use and Bulk Variances

Mayor Ruocco and Council Liaison Horvath recused themselves from this application.

Mr. Statile deemed the application incomplete due to insufficiencies on the check list. Mr. Statile spoke to the applicant's attorney, Mr. Sinisi, and they will either make the changes or request waivers.

Ms. Nabbie asked if the applicant's attorney was notified in writing and Mr. Statile confirmed that they were.

HEARING:

PZ-06-01

Matthew DeFelice

47 Kent Road

Swimming Pool Variance

Ms. Nabbie swore in the Board Professionals and Mr. and Mrs. DeFelice.

Mr. Statile provided an overview. The construction of an in-ground swimming pool with a surrounding paver deck. The impervious coverage exceeds what is currently allowed. The setback also does not conform.

Mr. DeFelice explained that the patio was to accommodate the installation of a pool cover.

A question was asked regarding the top soil stock pile.

The engineer representing the applicant, Mr. Riggs, was sworn in and provided his qualifications.

A question was asked regarding the distance from the pool, coping and patio to the property line.

A question was asked regarding existing paver patio.

A question was asked regarding a slope of the pool.

A question was asked regarding the change in the setback not shown on the drawing.

A question was asked regarding a prior variance.

A question was asked regarding adding a paver driveway to negate the impervious coverage.

A question was asked regarding the reduction of the patio.

A question was asked regarding drainage due to the neighbor's existing pool.

A question was asked regarding the dimension of the proposed pool equipment.

A question was asked regarding fencing.

A question was asked regarding the outdoor fireplace and kitchen not included in the survey and the paver patio surrounding the fireplace and kitchen.

A question was asked regarding the size of the pool.

A question was asked regarding the impervious coverage and reducing the size of the patio.

A question was asked if the pool is included in the impervious coverage.

A suggestion was made to decrease the impervious coverage.

Roof drainage could be captured to decrease the impervious coverage.

A statement was made that the overage in impervious coverage would not negatively affect the neighbors, it could negatively affect the applicant.

The architect explained that there is a proposed grate to capture the rain water and how the drainage would flow down the driveway

A question was asked regarding the addition of another catch basin and if that would reduce the impervious coverage.

A question was asked regarding the 8 foot setback.

A question was asked regarding the cost of an additional tank.

A question was asked to the applicants if they were willing to take any of the suggestions made by the Board. The applicant replied that they would be willing to add an additional tank to catch the water drainage.

The architect described the drainage tanks system he designed.

The attorney asked the size of the tanks.

A comment was made that the Board should vote on the plans as is before asking the applicants to spend any additional funds.

A motion was made by Dr. Lichtstein to vote on the application as is and was seconded by Council Liaison Horvath. The Board was polled and the motion passed.

CONTRACTS:

PLANNING BOARD ATTORNEY: CLEARY GIACOBBE ALFIERI JACOBS, LLC- NYLEMA NABBIE

A motion was made by Council Liaison Horvath and seconded by Mayor Ruocco. The Board was polled and the motion passed.

PLANNING BOARD ENGINEER: STATILE ASSOCIATES- CHRIS STATILE

A motion was made by Council Liaison Horvath and seconded by Mayor Ruocco. The Board was polled and the motion passed.

PLANNING BOARD PLANNER: BURGIS ASSOCIATES- TOM BEHRENS

A motion was made by Council Liaison Horvath and seconded by Scott Raymond. The Board was polled and the motion passed.