

BOROUGH OF HILLSDALE

Planning/ Zoning Board

MINUTES

October 24, 2023

7:30 PM

**MEMBERS PRESENT:** Chairman S. Riordan, E. Alter, D. Friedman S. Griep, J. MacEwen L. and Mayor J. Ruocco.

**MEMBERS ABSENT:** Vice Chair M. Kates, Secretary S. Raymond, A. Berliner, L. Thoms and Council Liaison J. Escobar

**EMPLOYEES PRESENT:** M. Stinely, Board Attorney  
C. Statile, P.E., Board Engineer  
T. Janeiro, Deputy Secretary

Chairman Riordan called the meeting to order at approximately 7:31 pm. Deputy Secretary Tonya Janeiro recited the Open Public Meeting Statement and Pledge of Allegiance.

**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.

**INVOICES**

Invoices for professional services were reviewed and submitted for approval.

<u>INVOICES</u>				
<u>Professional</u>	<u>Total</u>	<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
Christopher P. Statile, P.A. 2023-30	\$190.00	E. Alter	D. Friedman	Passed
Christopher P. Statile, P.A. 2023-29	\$660.00			
<b>Total -</b>	<b>\$850.00</b>			
Cleary Giacobbe Alfieri Jacobs, LLC 126648	\$1925.00	S. Griep	E. Alter	Passed
Cleary Giacobbe Alfieri Jacobs, LLC 126648	\$595.00			
Cleary Giacobbe Alfieri Jacobs, LLC 126650	\$122.50			
Cleary Giacobbe Alfieri Jacobs, LLC 126651	\$157.50			
<b>Total -</b>	<b>\$2800.00</b>			

**MEETING MINUTES**

September 26, 2023

<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
E. Alter	Mayor Ruocco	Passed

**COMPLETENESS**

PZ-04-23

Block 2002 Lot 26; 6 Willow Brook Road

Selina Ramoutar

Pool & Pool Equipment  
Bulk Variances

Mr. Statile stated that the applicant seeks bulk variances for existing conditions resulting from deviations from a previously approved plot plan. The approved plot plan proposed the in-ground swimming pool and pool equipment in compliance with applicable zoning regulations. During construction, the pool and pool equipment were relocated, causing zoning non-conformities. Mr. Friedman inquired about the survey. A motion to approve the review was made by Mayor Ruocco and seconded by Mr. Griep. The Board was polled and the motion passed. The hearing date was set for November 14, 2023.

**HEARINGS**

PZ-02-23 Block 704 Lot 11  
79 Beech Street

John Sayers: Applicants and Owners  
Existing Covered Deck  
Bulk Variances

The following people were sworn in by Ms. Stinely to offer testimony:

John Sayers  
79 Beech Street  
Hillsdale, NJ 07642

Jeanette (Theresa) Sayers  
79 Beech Street  
Hillsdale, NJ 07642

Chris Statile – Board Engineer

Ms. Sayers spoke about covering the existing deck. The applicants stated they weren't aware that a variance would be needed.

Mr. Statile stated that the applicants are seeking approval for a covering over a previously existing deck that was constructed without a zoning permit.

The existing non-conformities on the lot are as follows: Lot area, lot frontage, front yard setback, side yard setback and impervious coverage

The construction of the covered deck created the following non-conformities:

- Side Yard Setback (to north property line): 9.7 ft. where a minimum of 10 ft. is required (exacerbation of pre-existing non-conformity).

- Rear Yard Setback: 24.8 ft. where a minimum of 25 ft. is required.
- Impervious Coverage: 50.3% where a maximum of 30% is permitted.
- Building Coverage: 34.2% where a maximum of 25% is allowed.

Ms. Sayers talked about her over 40 years of being a Hillsdale resident and the contributions she and her husband have made to the community.

Mr. Griep asked if the size of the deck was changed. Ms. Sayers said no and stated that a previous cloth awning was destroyed during a hail storm. After receiving a payment from the insurance company, they made the decision to use the money from the settlement to build a permanent roof over their deck.

Board members had questions regarding drainage, previous roof line, footings, impervious coverage, lighting,

Mr. Statile commented that the Hillsdale Construction Official should be required to inspect this project as well as the Hillsdale Electrical Inspector.

Ms. Stinely asked the applicant to describe the topography of their property.

Ms. Sayers stated that they had all intentions of getting a permit, they just never applied. Mr. Sayers said it was his first time in 45 years of not obtaining a permit.

Ms. Stinely went over the criteria for a C1 hardship variance. The hardship is the undersized lot.

Chairman Riordan opened the floor to any members of the public who wished to speak. As no one was in attendance, the meeting was closed to the public.

A motion was made by Mr. Alter to approve the application with the condition that any drainage issues will need to be mitigated. The motion was seconded by Mr. MacEwen, and carried by a roll call vote as follows:

Mr. Alter	Yes
Mr. Friedman	Yes
Mr. Griep	Yes
Mr. MacEwen	Yes
Mayor Ruocco	Yes
Chairman Riordan	Yes

**ADJOURNMENT:**

The meeting was adjourned at 7:57 pm.

Next Public Hearing - Thursday, November 14, 2023 8:02pm; Borough Hall Council Chambers

DRAFT