
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, Vice Chairman S. Riordan, Secretary S. Raymond, Mr. E. Alter, Mr. D. Friedman, Mr. S. Griep, Ms. G. Guzman and Mayor Sheinfield

MEMBERS ABSENT: Mr. J. MacEwen and Council Liason Trochimiuk

EMPLOYEES PRESENT: Ms. N. Nabbie, Board Attorney
Mr. C. Statile, Board Engineer
Mr. S. Lydon, Board Planner
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.

Mr. Bill Drummond – Hillsdale Avenue

Mr. Drummond asked about the purchase and future plans of 810, 820 and 830 Hillsdale Avenue. Mr. Statile said a sub-division was granted years ago, but it was never perfected. Mr. Alter commented that if an application is to appear before this Board, the applicant would have to notice all properties within 200 ft. It was suggested that Mr. Drummond contact the Borough Zoning Official, Mr. Steven Loesner.

2024 Resolutions for Planning Board Members and Professionals

#2024-01 Chairperson – Meredith Kates

A motion was made by Secretary Raymond to approve the memorialization resolution. The motion was seconded by Mr. Alter, and carried by a roll call vote. All members voted in favor of the memorialization resolution.

#2024-02 Vice Chairperson – Stephen Riordan

A motion was made by Secretary Raymond to approve the memorialization resolution. The motion was seconded by Mr. Alter, and carried by a roll call vote. All members voted in favor of the memorialization resolution.

#2024-03 Secretary – Scott Raymond

A motion was made by Mr. Alter to approve the memorialization resolution. The motion was seconded by Mr. Griep, and carried by a roll call vote. All members voted in favor of the memorialization resolution.

#2024-04 Deputy Secretary – Tonya Janeiro

A motion was made by Secretary Raymond to approve the memorialization resolution. The motion was seconded by Mr. Friedman, and carried by a roll call vote. All members voted in favor of the memorialization resolution.

The Board Attorney was not voted on at this time.

#2024-06 Board Planner - Burgis Associates, Inc.

A motion was made by Secretary Raymond to approve the memorialization resolution. The motion was seconded by Mr. Griep, and carried by a roll call vote. All members eligible to vote, voted in favor of the memorialization resolution.

#2024-07 Board Engineer - C.P Statile, P.A

A motion was made by Secretary Raymond to approve the memorialization resolution. The motion was seconded by Mr. Alter, and carried by a roll call vote. All members eligible to vote, voted in favor of the memorialization resolution.

INVOICES				
Professional - Cleary Jacobbe Alfieri	Total	Motion	Second	Outcome
Jacobs, LLC				
129839	1767.50	S. Raymond	S. Griep	Passed
129840	787.50			
129841	105.00			
129842	35.00			
Total -	\$2695.00			

Invoice #P22-33793 from Banisch Associates, Inc. should be billed to the Borough and not the Planning Board.

INVOICES				
Professional – Burgis Associates, LLC.	Total	Motion	Second	Outcome
43592	\$77.50	S. Raymond	S. Riordan	Passed
Total -	\$77.50			

INVOICES				
Professional - Christopher P. Statile	Total	Motion	Second	Outcome
2024-2	\$710.00	S. Raymond	S. Riordan	Passed
Total -	\$710.00			

MEETING MINUTES

January 23, 2024

<u>Motion</u>	<u>Second</u>	<u>Outcome</u>
S. Raymond	D. Friedman	Passed

OPEN SESSION

Annual Report 2023

A Board discussion took place regarding the 2023 Annual Report of variance applications. The Municipal Land Use Law requires that the Board review its applications and appeals for variances at least once a year.

Mr. Statile went over the 2023 applications. Chairwoman Kates asked if any member had a suggestion for a revision or amendment. Vice Chairman Riordan suggested limiting front yard fences on corner lots. Mr. Statile will amend his report. The Board will need to prepare and adopt by resolution on its findings and submit that report to the governing body.

RESOLUTION

Resolution # - 2024-08

PZ-04-23 – APPLICATION DENIED

Block 2002 Lot 26; 6 Willow Brook Road

Selina Ramoutar and John Bonomolo

Pool & Pool Equipment

Bulk Variances

A motion was made by Vice Chairman Riordan to approve the memorialization resolution denying the application. The motion was seconded by Mr. Griep. A roll call vote was taken. The eligible members to vote on this application are as follows, Chairwoman Kates, Vice Chairman Riordan, Secretary Raymond and Mr. Griep. All eligible voting members voted in favor of this resolution.

CLOSED SESSION

The Board entered into closed session discuss the Board Attorney position on a motion from Mayor Sheinfeld and seconded by Vice Chairman Riordan at 8:09 pm.

The Board came out of Closed Session at 8:26 pm.

Mayor Sheinfeld left the meeting and was not present for the hearing.

HEARING

PZ-05-23

Block 1622 Lot 4; 307 Evergreen Street

Irene Davis Revocable Trust

Single Family Home Addition

Front Yard Setback, Side Yard Setback, Rear Yard Setback, Building Coverage, Impervious Coverage and Floor Area Ratio.

The following people were sworn in by the Board Attorney to offer testimony:

Architect:

Joseph Bruno

29 Pascack Road

Park Ridge, NJ 07656

The applicant is Irene Davis Revocable Trust. Representing the trust is Irene Davis's son Attorney, Mr. Eric Davis.

Mr. Davis spoke about the application. He explained that in order for his mother to stay in the home she has owned since 1968, the home will require modifications to be handicap accessible.

Mr. Bruno said the applicant proposes to construct an addition to the existing house. The proposed first story of the addition will include expansion of the garage and living space. The proposed second story addition adds a new master bathroom. The building footprint will be increased by 646 sq. ft.

The proposed variances are:

1. Front Yard Setback: 19.4 ft. proposed vs. 30.0 ft. required.
2. Rear Yard Setback: 22.4 ft. proposed vs. 25.0 ft. required
3. Side Yard Setback: 9.0 ft. proposed vs. 10.0 ft. required
4. Side Yard Setback: 22.1 ft. proposed vs. 22.5 ft. required
5. Building Coverage: 31.9% proposed vs. maximum 25% allowed or 519 SF over.
6. Impervious Coverage: 38.9% proposed vs. maximum 30% allowed, or 666 SF over.
7. Floor Area Ratio: 43.96% proposed vs. maximum 35% allowed, or 672 SF over.

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The existing variances are:

Front Yard Setback: 23.4 existing ft. vs. 30.0 ft. required.

Rear Yard Setback: 22.4 existing ft. vs. 25.0 ft. required.

Impervious Coverage: 38.8 existing vs. maximum 30% allowed, or 664 SF over.

Mr. Bruno went over the proposed changes on the submitted site plan dated July 17, 2023.

Mr. Bruno spoke about the elevations.

Board members asked the following questions of Mr. Bruno:

Mr. Friedman asked if any trees would be removed?

Mr. Bruno replied Yes, two trees. An oak tree and pine tree will be need to be removed due to the proposed driveway expansion. Both trees will be removed in accordance with the Shade Tree ordinance.

It was asked how many bedrooms are currently in the home? Mr. Bruno replied, currently three bedrooms are in the home and there is ground floor space. The number of bedrooms will remain the same.

Is there a bedroom on the ground floor? Mr. Bruno said yes.

Does the ground floor have a proper code complaint egress window? Mr. Bruno replied no.

Is there a grade change? Mr. Bruno replied yes, there is a four ft. difference between the deck at the kitchen area and the patio at ground level.

Can the existing garage fit a handicap accessible van? Mr. Bruno relied, it would be very tight.

What is the proposed exterior material? Mr. Bruno replied, the front would be vinyl siding with stone veneer and the sides would only be vinyl siding.

Is lot area conforming? Mr. Bruno replied yes.

Will a chair lift be installed? Mr. Bruno replied yes.

Mr. Raymond asked if some of the variances can be decreased. Mr. Bruno replied that he did look at some other options to decrease some variances. Mr. Bruno pointed out on the plans and explained the design

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changes he could make to decrease the FAR to 42.2%, reduce coverage to 30% and impervious coverage to 37.14%. Mr. Bruno said variances would still be required, they would just be reduced.

Mr. Alter asked if the basement is finished? Mr. Bruno replied no.

Mr. Bruno commented that the covered porch and covered patio count in the FAR calculations.

Mr. Riordan asked about the proposed ramp in the garage. The garage height was discussed.

Mr. Riordan asked why the flat roof design? Mr. Bruno replied the design is due to the window placements. Some alternate designs were discussed in order to change the roof line.

Can you make the first floor a true first floor? Mr. Bruno replied no, the house would have to be demolished.

Is a generator proposed? Mr. Bruno replied no.

It was asked of Mr. Statile if the Cultec Chamber is sufficient? Mr. Statile replied, yes.

Mr. Friedman asked if there any proposed air conditioning pads? Mr. Bruno replied yes and pointed out the location of the pads on the Site Plan. The pads are located along the north wall and included in the overall impervious coverage.

Is the existing shed included in the impervious coverage calculations? Mr. Bruno replied no. The shed is being removed.

Chairwoman Kates asked what type of lighting is proposed? Mr. Bruno replied residential wall sconces.

A discussion took place about how the design might be altered in order to remove some of the variances. The Board is concerned with the amount of requested variances.

Mr. Statile commented that there is a lot of house proposed. He spoke about eliminating the first-floor fireplace area. That would be a reduction of a four-foot by eight-foot area. He said that would reduce a variance.

Mr. Griep asked about the proposed four ft. ramp. Mr. Bruno explained the need for the ramp. A discussion was had pertaining to the different ways the home could be designed to eliminate the need for the ramp and eliminate some variances. A lift in the garage was discussed.

Mr. Bruno asked for a recess so he could discuss a redesign with his client. A recess was taken from 9:16 pm until 9:24 pm.

Mr. Bruno came back and discussed some different design options that will eliminate some of the proposed variances. He proposed a reduction on the north side of the home. The south side of the home can only be reduced by one ft. Any more reduction would make the bedroom and bathroom too small. Mr. Bruno believes he can re-design the plans to proposed a side yard setback of 17.7 on the north side and 10 ft. on the south side. That would eliminate two of the requested variances. He said installing a lift would eliminate the need for a ramp.

A conversation was had pertaining to the reduction or elimination of the terrace (covered patio) as it is counted in the FAR calculations. Mr. Bruno said his client does not want to make changes to the covered patio.

Mr. Bruno asked to have this application carried to the next available meeting date. He will discuss different options with his client and will submit revised plans to the Board. The hearing was carried until the March 14, 2024 meeting. Mr. Davis consented to the extension of time. No additional notice is required.

DISUCSSION

Mr. Statile briefly spoke about new tree restitution laws in New Jersey. He said Hillsdale is compliant.

ADJOURNMENT:

The meeting was adjourned at 10:09 pm.

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