

**MINUTES OF THE APRIL 24, 2012 PLANNING BOARD
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E. Alter, E. Lichtstein, K. Fuchs, L. Calabria, W. Franklin,
Councilman Giancarlo, Mayor Arnowitz, J. Traudt, F. Franco, Z. Horvarth

MEMBERS ABSENT: J. Miano

EMPLOYEES PRESENT: Stephen P. Sinisi, Esq. Board Attorney
Robert J. Maloof, Esq., Acting Board Attorney
C. Statile, P.E., Board Engineer
C. Reiter, P.P., Board Planner
C. Wyssenski, Deputy Secretary

Chairwoman Calabria called the meeting to order at 7:30 pm with a reading of the Open Public Meetings Statement.

MINUTES FOR APPROVAL:

Chairwoman Calabria suggested adding to the March 27th minutes the Board's vote on the Alessi bulk variance (PZ-02-12) resolution. The Board unanimously approved the minutes with the Chairwoman's suggested change.

RESOLUTION:

PZ-03-12, Buchanan, Block 1622, Lot 2, 76 Dwight Avenue – Use Variance for exceeding allowable F.A.R. for addition. Mr. Maloof provided the Board with a Memorializing Resolution approving the application. Mr. Alter made a motion to approve the resolution, seconded by Ms. Fuchs.

PZ-02-12, Alessi, Block 720, Lot 13, 31 Cherry Place – Bulk variance for Impervious Coverage for paver patio. Mr. Sinisi provided the Board with a Memorializing Resolution approving the application. Mr. Alter made a motion to approve the resolution, seconded by Dr. Lichtstein.

PZ-04-12, MetroPCS, Block 1107, Lot 19, Hillsdale DPW Garage, Washington Avenue – Site Plan approval with bulk variances for temporary cell tower at DPW - Mr. Maloof provided the Board with a Memorializing Resolution approving the application. Mr. Alter made a motion to approve the resolution, seconded by Ms. Fuchs. Board Engineer Statile informed the Board that the Environmental Commission would be reviewing the proposed planting plan the following morning when Chairwoman Calabria asked if the proposed planting provided enough buffering.

INVOICES:

The Board unanimously approved three invoices for Robert J. Maloof: \$342.00 for services rendered in connection with the Buchanan application, \$437.00 for services rendered in connection with the MetroPCS application, \$1,023.33 for services rendered in connection with the attendance of Planning Board meetings in the first quarter of 2012.

DISCUSSIONS:

Master Plan Consistency Review Ms. Reiter reviewed the revisions made to the ordinances by the subcommittee. She indicated that the proposed ordinances are consistent with the Borough's master planning documents and presented memos describing same. The Board decided to send the governing body a memo stating that the ordinances are consistent with the Borough's Master Plan and send the recommended revisions. Ms. Reiter will also send the suggested recommended revisions to the Borough Attorney for confirmation that they are not major revisions and can be considered during the second reading of the ordinance.

Stephen P. Sinisi, Esq. to Thomas J. Herten, Esq. re: Woodcliff Lake Dam – Mr. Sinisi said he is expecting a response from Mr. Herten shortly.

CORRESPONDENCE: All correspondence was received and filed.

Hillsdale Realty, LLC to Hillsdale Planning Board re: Master Plan

COMPLETENESS REVIEW:

PZ-23-11, Oriolo, Block 2004, Lots 2 & 11, 23 Ruckman Road & 8 Meadow Drive, Minor Subdivision with Variances

Applicant is proposing a three lot subdivision with bulk variances.

The application was deemed complete by the Board and scheduled for a Public Hearing on May 29, 2012.

PZ-06-12, 343 Broadway, LLC, Block 1007, Lot 10, 343 Broadway, Site Plan with Variances

The application was deemed complete by the Board and scheduled for a Public Hearing on May 29, 2012.

CLOSED SESSION:

The Board went into closed session to discuss correspondence from the litigant's attorney for Caliber Builders. After returning from closed session, the Board determined to have Mr. Ritvo continue to represent the Board for the litigation.

INFORMAL DISCUSSION:

Susan Logan – 160 Clinton Avenue

Ms. Logan and her architect were present and discussed a potential subdivision of 160 Clinton Avenue. The Board informed her that they cannot offer any type of advice or guidance with an application.

PUBLIC HEARING:

PZ-15-11, 100 Park Avenue Associates, Block 1201, Lots 5, 6, & 7, 55-59 Patterson Street, Major Site Plan with Variances

Application carried from April 4, 2012 Public Hearing.

Applicant is proposing multi-family housing in the "C" commercial zoning district and requires a "d" use variance and Major Site Plan.

CORRESPONDENCE:

K. O'Brien to M. Sokolich, Esq. dated April 12, 2012

Mr. Sokolich, the applicant's attorney was present. He solicited testimony from Ray Virgona, the applicant's architect, Brian Schortino, P.E., the applicant's site engineer and Steve Lydon, P.P., the applicant's planner.

The applicant has reduced the proposed number of units to 36 versus 46 as originally proposed. The northwest corner of the building has now been removed and four affordable housing units have been added. Yard sizes have been increased as well as setbacks. Impervious coverage has been reduced with the increased amount of landscaping. The original proposal of 89 parking spaces is reduced to 70 parking spaces, conforming to the RSIS.

The building is now an "L" staggered shape. The open air portion of the parking lot is depressed about 5 ft. in the rear of the property providing a visual buffer to the neighboring home. The Board suggested that the parking lot walls be moved back a few feet to provide a place for snow storage from the parking lot and that pavers be used to reduce impervious coverage of the added storage area. The lot walls will have a top perimeter fence. Grass pavers could be used providing additional pervious coverage.

The building height has not changed and air conditioner compressors will remain on the roof and be screened by the roof parapets. The municipal ordinance allows an additional 5 ft. high parapet wall above the 30 ft. height limit to provide visual buffering of HVAC equipment.

The building will be sprinkled for fire protection and will contain standpipes on each floor. An ambulance can enter the parking garage but not a fire truck.

OPEN TO PUBLIC:

Kevin O'Brien asked several questions of Mr. Lydon regarding cost burden on the Borough of school children. He also asked about the parking requirements. The Board Engineer indicated that their number and size are mandated by the State RSIS for residential uses and cannot be changed.

The Board requested that the applicant submit Referral Forms to all emergency service departments before the application continues. Mr. Sokolich will submit the necessary referral forms to the respective agencies.

The application will be listed on the June 6, 2012 Public Hearing. At that time, Mr. Sokolich believes he will provide his summation and be resting. The public will then be afforded to speak on the application.

The meeting was adjourned at 11:00 PM

Respectfully submitted,

Christie Wyssenski
Deputy Board Secretary