

**MINUTES OF THE APRIL 26, 2011 PLANNING BOARD
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: J. DeGise, E. Alter, K. Fuchs F. Garra, , Mayor Arnowitz,
W. Franklin, E. Lichtstein, F. Franco, L. Calabria,

MEMBERS ABSENT: Councilman Giancarlo, J. Miano

EMPLOYEES PRESENT: H. Ritvo, Esq. Board Attorney
C. Statile, P.E., Board Engineer
C. Wyssenski, Deputy Secretary

Chairman DeGise called the meeting to order at 7:30 P.M. with a reading of the Open Public Meetings Statement.

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COMPLETENESS REVIEW:

PZ-08-11, McLoughlin, Block 1113, Lot 5, 20 Yesler Way, Variance Application

“C” bulk variance to permit shed construction in a non-conforming location.

The application is complete and scheduled for a Public Hearing on May 31, 2011.

DISCUSSION:

The Board will cancel the May 4, 2011 meeting.

PUBLIC HEARINGS:

PZ-13-10, American Legion Post # 162, Block 1606, Lot 9, 98 Legion Place, Major Site Plan with variances

Expansion of an existing meeting hall with “C” bulk variance, and “D” use variance for expansion

Mr. Drisgula, applicant’s attorney, was present. Since the March 22, 2011 Public Hearing, the member of the Post met with several of the property owners that had voiced concerns. The neighbors and the Post were able to reach an agreement. Several items agreed upon were: there would be no freestanding sign on the lawn, no light fixtures other than residential fixtures will be on the property with the exception of a flagpole light and that the Post would self police when it has a renters to assure that the neighbors would not be inconvenienced.

Mr. Franklin made a motion to approve, seconded by Mr. Garra. The approval passed unanimously

PZ-05-11, Rispoli, Block 1007, Lot 10, 343 Broadway, Appeal of an Administrative Officer

The Board will dismiss the application for lack of prosecution.

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PZ-07-11, Gilmore, Block 1613, Lot 8, 178 Arthur Street, "C" bulk variance for front and side yard setbacks and "D" variance for maximum permitted Floor Area Ratio (FAR).

The applicant's attorney, Robert Maloof, was present. Ms. Gilmore testified that she is proposing the rebuild her home and it is the only practical solution due to the age and condition of the existing home. Mr. Doolittle, the applicant's engineer, testified to the site and modular home that Ms. Gilmore is proposing to install on-site. The Board raised many questions to try to have the modular home "fit better" onto the property.

Mr. Alter made a motion to approve application, seconded by Mr. Franklin. Mssrs. Alter, Franklin, and Garra were in favor. All others opposed. INFORMAL:

Donald Oriolo regarding Rawson Court

Mr. Oriolo had not arrived at the meeting and the Board had completed their applications.

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ADJOURNMENT:

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Christie Wyssenski
Deputy Secretary