

**MINUTES OF THE APRIL 4, 2012 PLANNING BOARD
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E. Alter, K. Fuchs, J. Miano, L. Calabria, Councilman Giancarlo, J. Traudt, Z. Horvarth

MEMBERS ABSENT: Mayor Arnowitz, E. Lichtstein, W. Franklin, F. Franco,

EMPLOYEES PRESENT: 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.

DISCUSSION:

Ordinance Referral – The Board Chair appointed a subcommittee to review ordinances that were referred to the Planning Board from the Mayor and Council. Mr. Alter, Ms. Traudt and Mr. Horvarth volunteered to be on the subcommittee. The Subcommittee will meet on April 10, 2012 at 6:00 pm with the Board Planner and Engineer.

PUBLIC HEARINGS:

PZ-03-12, Buchanan, Block 1622, Lot 2, 76 Dwight Avenue, "d" Variance (Floor Area Ratio) application

Mr. Adamo the applicant's architect and Mr. Buchanan the property owner, were present and provided testimony regarding the application. Mr. Buchanan is requesting an F.A.R. variance to provide additional room and more bedroom space to his home. In his prior application to the Board, he proposed a first and second story addition to his home which included an 8% F.A.R. The current revised proposal before the Board eliminates the first floor addition off the garage entirely, resulting in a 2.25% F.A.R. violation over the permitted 30%.

Mr. Horvath made a motion to approve the application, seconded by Ms. Fuchs. The Board voted unanimously to approve the application.

PZ-04-12, MetroPCS, Block 1107, Lot 19, Hillsdale DPW Garage, Washington Avenue, Preliminary and Final Site Plan with Variances

Gregory Meese, Esq. the applicant for Metro PCS and presented several witnesses to the Board. Mr. Meese explained that the Borough Ordinances require that all cell towers and/or monopoles must be located on municipal property and requires site plan approval from the Planning Board. Metro has entered into a lease agreement with the governing body to locate a temporary tower at the DPW yard pending construction of a permanent tower by the Borough.

Mr. James Murawski, P.E. the site engineer, testified as to the proposed monopole location, the site, and bulk variances needed due to its location. MetroPCS has entered into a lease agreement with the Borough to construct a temporary 125 ft. tower at the DPW yard. An equipment pad which will be located 13 ft. above ground level thus requires a bulk variance. The variance is necessary to keep the pad above Pascack Brook 100-year frequency floodwaters, and the 400 SF base is larger than the permitted 150 SF.

Charles Olsen a radio frequency engineer, testified that the additional tower will provide for a gap in cell coverage in the area of the Pascack Valley. Daniels Collins, Chief Technical Officer of the Pinnacle Telecom Group, testified as to the compliance with the FCC emission regulations and permitted human exposure to radio frequencies.

David Karlebach, P.P. the applicant's planner, testified to the photographs he had taken from surrounding properties using a red balloon located in the site of the monopole. These photographs showed what the visual impact would be on the surrounding environs. He testified there would be a slight visual impact.

OPEN TO PUBLIC ON THE APPLICATION:

Kevin O'Brien asked several questions to Mr. Murawski, P.E. regarding the cell tower itself, such as, would it need to be guy-wired, would it be on wheels, could it be moved closer to the fence as the DPW yard.

Councilman Giancarlo made a motion to approve the application, seconded by Ms. Fuchs. The Board voted unanimously to approve the application.

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 March 7, 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 ON THE APPLICATION:

Allen M. Bell, Esq. to Hillsdale Planning Board re: Vasco opposition withdrawal

Mr. Sokolich, Esq. representing the applicant was present and requested the Board carry the application to the April 24, 2012 Public Hearing wherein revised plans could be presented.

The Board voted to carry the application to the April 24 Public Hearing.

OPEN TO PUBLIC:

Kevin O'Brien informed the Board of a property maintenance issue by one of his neighbors.

CLOSED TO PUBLIC:

The meeting was adjourned at 9:45 PM

Respectfully submitted,

Christie Wyssenski
Deputy Board Secretary