

**MINUTES OF THE APRIL 7, 2010, AGENDA MEETING
HELD AT THE BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: J. DeGise, E. Alter, F. Garra, Councilman Giancarlo, K. Fuchs,
W. Franklin, F. Franco, L. Calabria, J. Miano

MEMBERS ABSENT: E. Lichtstein, Mayor Sapanara

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.

DISCUSSION:

Master Plan Committee Update on Reexamination Report by Caroline Reiter, PP, AICP

Ms. Reiter, the Board Planner, provided the Board with additional findings of the Master Plan subcommittee and an update on the draft Master Plan.

PUBLIC HEARING:

PZ-06-10, Hillsdale Associates, L.L.C., Block 1206, Lot 2, 75 Patterson Street, Minor Site Plan with Variances Application for on-site equipment storage

The notice for the hearing was insufficient. The applicant's attorney will re-notice for the April 27, 2010 Public Hearing.

PZ-07-10, Tripodi, Block 1519, Lots 6 & 7, 285 Magnolia Ave., Variance Application Bulk (c)Variance Application for FAR

Application continued from March 23, 2010 Public Hearing.

Mr. Tripodi was present with his Architect, Raymond Virgona. Mr. Virgona testified to the architectural plans. Mr. Tripodi proposes to construct a new dwelling on the lot. The original proposed F.A.R was 36.2% where 30% is permitted. During the course of the testimony, Mr. Virgona was able to reduce the F.A.R. to 34.96%.

The Board Engineer recommended reducing the pitch of the driveway to which the applicant agreed. The applicant also agreed to comply with all of Mr. Statile's recommendations in his review reports, specifically regarding tree replacement.

Mr. Alter made a motion to approve the application, followed by a second from Mr. Franklin, the rest of the Board unanimously voted to approve the application.

PZ-05-10, Gulleyan, Block 404, Lot 18, 55 Standish Road, Variance Application
Bulk (c) Variance for front yard setback encroachment for addition to single family dwelling
Applicant's 1st Public Hearing

Mr. Gulleyan was present and sworn in. The applicant proposes to construct an addition on the south side of his home which will contain a garage on the ground level and a master suite (bedroom, full bathroom and closets) on the second level. The proposed addition will encroach into the required front yard setback area. Mr. Statile noted the following in his report that a front yard setback will be 37 ft. proposed vs. 50 ft. required, a difference of 15 ft.

The applicant testified that a new kitchen will not be added to the lower level of the home nor will it be used as a separate apartment or housing using. The applicant agreed to the conditions of Mr. Statile's review report.

Mr. Garra made a motion to approve the application, followed by a second from Mr. Franklin, the rest of the Board unanimously voted to approve the application.

ADJOURNMENT: The meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Christie Wyssenski
Deputy Secretary