

**MINUTES OF THE AUGUST 28, 2012 PLANNING BOARD
ST. JOHN'S PARISH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT:

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

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

CLOSED SESSION:

Mr. Ritvo appeared for the Board to discuss pending litigation with the Board and his representative of the Board regarding same.

MINUTES FOR APPROVAL:

The Board unanimously approved the meeting minutes of July 11, 2012.

CORRESPONDENCE: All correspondence was received and filed.

N. DeScherer, Esq. Archer & Greiner, P.C. (August 14, 2012) re: United Water discovery requests.

N. DeScherer, Esq. Archer & Greiner, P.C. (August 22, 2012) re: United Water discovery requests.

COMPLETENESS REVIEW:

PZ-10-12, Garcia, Block 708, Lot 5, 50 Pascack Rd., Variance Application for Impervious Coverage for new single-family dwelling.

The application was deemed complete and scheduled for a public hearing on October 3, 2012.

OPEN MEETING TO PUBLIC: As no one wished to speak, the meeting was closed to the public.

PUBLIC HEARING:

PZ-05-12, Merkel, Block 1306, Lot 6, 93 Lawrence Street, Front Yard Setback, Impervious Coverage and Floor Area Ratio Variances for addition to single-family dwelling.

Mayor Arnowitz and Councilman Giancarlo recused themselves and left the dais.

Applicants Mr. and Mrs. Merkel who are represented themselves, were present and sworn in. The applicant's architect and planner, William Martin, R.A. was present and sworn in. The applicants are proposing an "add-a-level" and front porch addition to their home to provide additional living space. Mrs. Merkel testified that their eight-year old son is disabled and lives on the 1st floor of their home while the rest of the family lives on the 2nd floor. She indicated that although he is disabled, he walks with a walker and is not wheelchair bound.

Mr. Martin testified to the proposed improvements including the kitchen addition, second floor add-a-level and porch enclosure. He testified to the surrounding properties and neighborhood. The Merkel's home is nearly adjacent to KFC and Valley National Bank.

The Board expressed concern over the proposed F.A.R.. After lengthy discussions with the applicant and Architect Martin, the applicant agreed to remove the porch from the proposed improvements and install brick pavers as part of the walkway to reduce the impervious coverage and F.A.R.. Mr. Martin will revise the architectural drawings and submit same prior to the next public hearing date..

The applicants granted an extension of time and the application will be heard at the October 3, 2012 Public Hearing.

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

Application continued from the June 26, 2012 Public Hearing.

The applicant Mr. Oriolo, was present to represent himself as property owner and builder. Engineer Steven Koestner, P.E., P.L.S. and Mr. Hoelscher, the applicant's real estate appraiser and expert were both also present.

Revised subdivision plans had been distributed showing a re-configuration of the layout of proposed dwellings based on the prior Public Hearing comments from Board members.

Mr. Oriolo asked the Board for relief from the sidewalk contribution of \$13,500. The Board Engineer informed the applicant how the price was obtained and that the money must be used toward the sidewalk fund and required under the R.S.I.S., particularly since a school is located nearby the development.

Mr. Oriolo and Mr. Koestner then reviewed with the Board the revisions made to the drawings. Mr. Statile stressed the importance of the adherence to the proposed tree removals shown on the plan, and the penalties for non-compliance in tree restitution ordinance. Mr. Hoelscher was sworn in and testified as to the appropriateness of colonial-style of dwelling on proposed lots. Due to the late hour, the application will be continued and listed on the October 17, 2012 Public Hearing.

The meeting was adjourned at 11:45 PM

Respectfully submitted,

Christie Wyssenski
Deputy Board Secretary