

**MINUTES OF THE AUGUST 30, 2011_PLANNING BOARD
BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT: J. DeGise, W. Franklin, Mayor Arnowitz

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

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

DISCUSSION:

E-mail communication

Mr. Ritvo will discuss with the Board what can be “discussed” via e-mail communication when the entire Board is present at the next meeting.

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RESOLUTIONS:

PZ-12-11, Karlson, Block 1513, Lot 9, 51 Clayton, Variance Application

Mr. Ritvo will provide the Board with a Memorializing Resolution at the September 7, 2011 Public Hearing.

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COMPLETENESS REVIEWS:

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PZ-18-11, Shapiro, Block 1803, Lot 7, 58 Westdale Ave, Variance Application

“C” variance (hardship, exceptional practical difficulty or situation of property) and “d” variance (Floor Area Ratio)

Application is complete and scheduled for a Public Hearing on October 5, 2011.

PZ-19-11, Buchanan, Block 1622, Lot 2, 76 Dwight Avenue, Variance Application

“C” variance (hardship, exceptional practical difficulty or situation of property) and “d” variance (Floor Area Ratio)

Application is complete and scheduled for a Public Hearing on October 5, 2011.

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PZ-20-11, Elbogen, Block 301, Lot 15, 162 Paul Court, Minor Site Plan

Application is for a Minor Site Plan for tree removal.

The application is complete but must be transmitted to the Environmental Commission for their review. Upon review by the Environmental Commission, the applicant will be notified of a hearing date by the Board Secretary.

PUBLIC HEARINGS:

PZ-17-11, Oliveri, Block 406, Lot 18, 48 Orchard Lane, Bulk Variance Application

“C” bulk variance for front yard and side yard setbacks to construct a new garage and addition to a single-

family dwelling. Sitework includes new driveway and front walkway.

The application was continued from the July 26, 2011 Public Hearing.

Mr. Oliveri and his architect, Mr. Bruno, were present. Mr. Bruno testified to the revised architectural plans submitted. The proposed roof was revised to a "hip" roof as suggested by the Board Engineer. The garage doors will be 8 ft. in height. Mr. Lantelme, the applicant's engineer, testified to the installation of "lip" at the end of the driveway to have water flow into the grate at the end of the driveway. Mr. Lantelme will revise his plans in accordance with his testimony and submit them to the Board Engineer's office. Mr. Bachmann, the adjacent neighbor, thanked the Board and the applicant for the changes made to the plans. The existing shed is 7 ft. high and 7 ft. from the property line and was installed with a building permit.

Councilman Giancarlo made a motion to approve the application, seconded by Mr. Alter. The application was approved. Mr. Ritvo will prepare a Memorializing Resolution approving the application.

PZ-14-11, RJN Residential Inc, by Robert J. Nagler, Block 1526, Lots 14 & 15 410-412 Piermont Avenue – Minor Subdivision Application with Variances

Applicant seeks to subdivide a "merged" lot into two substandard lots for two single family dwellings. Development requires "c" bulk variances for lot frontage and lot width.

First Public Hearing on application.

Mr. Huntington, the applicant's attorney, and Mr. Duetsch, the adjacent neighbor's attorney (the Pullman's), were present. Mr. Eichenlaub, the applicant's engineer, was present and began to testify to the existing site conditions. The Pullman's home has a 15" reinforced concrete pipe which runs diagonally under his basement and possibly to Mr. Nagler's property. Mr. Eichenlaub testified that Mr. Nagler retained a contractor to determine where the pipe is located on the Nagler property and if the same pipe is connected to the Pullman property. At this time, the Board believed they could not hear the application because of the pipe issue. Mr. Huntington requested that the Board carry the application to the September 27, 2011 Public Hearing.

PZ-16-11, Caliber Builders, Block 506, Lot 1, Final Site Plan

Applicant proposes Final Site Plan approval for single family, age-restricted housing development. The Board granted Preliminary Site Plan approval and Conditional Use approved in January 2008.

Mr. Huntington, the applicant's attorney and Mr. Weiner, the attorney for Northgate Condominium Association were present. Mr. Weiner had sent the Board a request earlier in the day that they not hear the application due to pending litigation. Mr. Huntington requested that the application be carried to the September 27, 2011 Public Hearing to provide ample time for him to prepare a rebuttal to Mr. Weiner's correspondence to the Board. Dr. Lichtstein made a motion to carry the application, seconded by Ms. Fuchs, with a unanimous decision by the Board to list the application on the September 27, 2011 agenda.

PZ-21-11, Potomac Group Homes, Block 504, Lot 50 & Block 708, Lot 4, Variance Application

"A" variance application to appeal Zoning Officer decision

Applicant's attorney has requested an adjournment to the September 27, 2011 Public Hearing.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Christie Wyssenski
Deputy Secretary