

**MINUTES OF THE AUGUST 3, 2011 PLANNING BOARD
BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT: K. Fuchs, Councilman Giancarlo, F. Franco

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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MINUTES FOR APPROVAL:

January 5, January 25, February 9, February 22, April 6, April 26, May 31, June 28, July 6

Mr. Alter made a motion to approve, seconded by Mr. Garra, and the Board voted unanimously to approve the meeting minutes. Chairman DeGise submitted a memo to the Board suggesting procedures for meeting minute preparation. Mr. Alter and Mr. Ritvo will review the memo for consistency with the Board's by-laws. Ms. Wyssenski will provide the Borough Clerk with the approved meeting minutes to be "uploaded" to the Borough's website.

PUBLIC HEARINGS:

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

"C" bulk variance to permit construction of an addition – front yard setback and "D" variance to exceed the Floor Area ratio.

Mr. Selsler, the applicant's attorney, and Mr. Karlson, the applicant, were present. Mr. Callahan, the applicant's architect was present and testified to the architectural plans he prepared. The Board asked why the addition could not be reduced in size. The front yard setback variance is only necessary to accommodate an overhang over the entrance steps to allow for safety and aesthetics in conformity with other lots in the area. The applicant will prepare new plans for Mr. Statile's approval and conform to the F.A.R. ordinance prior to the Memorializing Resolution.

Mr. Garra made a motion to approve the application, seconded by Mr. Alter. The approval passed unanimously.

PZ-13-11, Cortolano, Block 1625, Lot 8, 18 William Street, Variance Application

"C" bulk variance and "d" use/Floor Area Ratio variance to keep a fabric carport on the property because the carport encroaches into the side yard setback, exceeds the maximum height permitted for an accessory structure and the maximum permitted Floor Area Ratio.

Mr. and Mrs. Cortolano were present and presented their application. They are seeking a variance to allow the fabric carport which is installed on 6 concrete footings and was a pre-existing condition when they purchased their home last year to remain.

Mr. Lichtstein made a motion to approve, seconded by Mr. Alter. The approval passed unanimously.

PZ-15-11, 100 Park Avenue Associates, Block 1201, Lots 5, 6, & 7, 55-59 Patterson Street, Major Site Plan with Variances

Applicant is proposing multi-family housing in the "C" commercial zoning district and requires a "d" use variance and Major Site Plan.

The applicant's attorney requested an adjournment to the September 27, 2011 Public Hearing.

ADJOURNMENT:

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Christie Wyssenski
Deputy Secretary