

**MINUTES OF THE DECEMBER 14, 2011 PLANNING BOARD  
BOROUGH HALL, BOROUGH OF HILLSDALE**

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

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

EMPLOYEES PRESENT: R. Maloof, Esq. Acting 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.

**COMPLETENESS REVIEW:**

***PZ-24-11, Morlote, Block 101, Lot 5.07, 7 Arigot Court, "C" Variance Application***

*"C" variance application for proposed swimming pool encroaching into front yard setback area*

The application was deemed complete and will be scheduled for a Public Hearing in January 2012.

**PUBLIC HEARINGS:**

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

**Application carried from November 29, 2011 Public Hearing.**

*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.*

Mr. Bailey, the applicant's attorney was present and solicited testimony from Mr. Gleassy regarding the site plan and drainage easement. Mr. Bruno, the applicant's architect testified to the proposed architectural theme of the two proposed houses. After discussions with Planning Board Engineer, the applicant agreed to restrict the number of risers to minimize the building height as much as practical.

Mr. Alter made a motion to approve, seconded by Ms. Fuchs. 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***

**Application carried from November 29, 2011 Public Hearing.**

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

Mr. Sokolich, the applicant's attorney was present. Mr. Bell, the objector's attorney was also present. Councilman Giancarlo recused himself from the application.

- Mr. Luglio, the applicant's traffic engineer presented additional traffic data he had taken himself. He re-testified to the various Levels of Service anticipated on the local street system. Mr. Bell cross-examined the witness regarding his findings.

The application will be carried to the January 4, 2012 meeting for a new hearing date.

The meeting was adjourned at 11:15 p.m.

Respectfully submitted,

Christie Wyssenski  
Deputy Secretary