

**MINUTES OF THE FEBRUARY 22, 2011 PLANNING BOARD
BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT: J. DeGise

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

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

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DISCUSSION:

Sign Ordinance – The Board discussed not creating hardships on business owners in the difficult economic times. Councilman Giancarlo will advise the Mayor and Council.

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RESOLUTIONS:

PZ-03-11, Meyerson, Block 403, Lot 10, 27 Winthrop Road, “c” Variance Application - Mr. Ritvo provided the Board with a Memorializing Resolution approving the application.

COMPLETENESS REVIEW:

PZ-13-10, American Legion Post # 162, Block 1606, Lot 9, 98 Legion Place, Major Site Plan with variances

Expansion of an existing meeting hall with “C” bulk variance, and “D” use variance for expansion
The application is complete and scheduled for a Public Hearing on March 22, 2011.

PZ-05-11, Kaczala, Block 1308, Lots 15 & 16, 333 Washington Avenue, Site Plan with Variances Bifurcated application for “d” use variance.

The application is complete and scheduled for a Public Hearing on April 6, 2011.

PZ-06-11, Gassib, Block 1109, Lots 2 & 3, 46 Beechwood Drive

Two-Lot Subdivision with Use (d) and Bulk(c)Variances for FAR and undersized lot width and frontage.
The application is complete and scheduled for a Public Hearing on March 22, 2011.

DISCUSSION:

The Board will cancel the March 9, 2011 meeting.

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PUBLIC HEARINGS:***Block 1308, Lot 1, Dunkin Donuts, 60 Broadway***

Amended Site Plan approval with variances for signage.

Thomas Mascia, the property owner was present and testified to the history of the site and application. He is proposing to replace a gas price "slot" with the name Dunkin Donuts, temporary monthly window signs which are not illuminated. The signs measure three feet by four feet. The general manager, Mr. Kaminkas, testified regarding the operation of the site.

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

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ADJOURNMENT:

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Christie Wyssenski
Deputy Secretary