

**MINUTES OF THE FEBRUARY 23, 2010, AGENDA MEETING
HELD AT THE BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT: J. Miano

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.

COMPLETENESS REVIEWS:

***PZ-05-10, Gulleyan, Block 404, Lot 18, 55 Standish Road, Variance Application
Bulk (c)Variance for front yard setback encroachment for addition to single family dwelling***
Application is complete and scheduled for a Public Hearing on April 7, 2010.

***PZ-06-10, Hillsdale Associates, L.L.C., Block 1206, Lot 2, 75 Patterson Street, Minor Site Plan
with Variances Application for on-site equipment storage***
Application is complete and scheduled for a Public Hearing on April 7, 2010.

***PZ-07-10, Tripodi, Block 1519, Lots 6 & 7, 285 Magnolia Ave., Variance Application
Bulk (c)Variance Application for FAR***
Application is complete and scheduled for a Public Hearing on March 23, 2010.

PUBLIC HEARINGS:

***PZ-14-09, Kaczala, Block 1308, Lots 15 & 16, 333 Washington Ave.
Site Plan, Use (d) and Bulk (c) Variance Application for new multifamily townhouses.***
Applicant's attorney has requested an adjournment to March 23, 2010 Public Hearing.

PZ-15-09, Daniels, Block 1614, Lots 5 & 6, 195 Arthur Street
Bulk (c) Variance Application for new accessory structure.
Applicant's 1st public meeting.

Mayor Sapanara and Councilman Giancarlo recused themselves from the application.

Ms. Daniels was present and sworn in. The applicant is proposing to construct a new shed, measuring 12' x 15' (180 SF), with a maximum height of 13 ft, in the southwestern property corner. The shed will be used for both storage and as a greenhouse. The proposed shed will encroach into the required side and rear yard setback areas.

The following variances are required because of the size and location of the shed:

Floor Area Ratio: 29.77% proposed versus 28% permitted, a difference of 1.77%
Side Yard Setback, Shed: 6.5 ft. proposed vs. 13 ft. required, a difference of 6.5 ft.
Rear Yard Setback, Shed: 6.5 ft. proposed vs. 13 ft. required, a difference of 6.5 ft.

After discussing the application with the Board, the applicant decided to decrease the size and relocate the shed to eliminate the need for any variances. They will apply to the Construction Department.

PZ-16-09, Boyle, Block 1405, Lot 7, 112 Large Avenue
Use(d) and Bulk (c) Variance Application for FAR and setback for front portico.
Applicant's 1st public meeting.

Mayor Sapanara and Councilman Giancarlo recused themselves from the application.

Mr. and Mrs. Boyle were present and sworn in. The applicant proposes to construct a porch roof over the existing wood porch. The proposed portico will further exacerbate the FAR and encroach into the required front yard setback.

The following variances are required:

Floor Area Ratio: 37.7% proposed vs. 30% maximum permitted, a difference of 7.7%.
Front Yard Setback: Approximately 16 ft. proposed vs. 30 ft. required, a difference of 14 ft.

Mr. Boyle testified that their roof had leaked and upon replacing the roof and removing the eave; the roof line changed. The change in the roof line is what is created the need for a variance. The roof line creates a more aesthetically pleasing look to the house.

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

***PZ-02-10, Pascack Community Bank - Applicant, Center 1 Realty - Owner,
Block 1525, Lot 9 & 10, 210 Broadway
Amended Major Site Plan for signs, with Waivers & Bulk (c) Variances***
Applicant's 1st public meeting.

John Lamb, the applicant's attorney was present and explained that the application contained two requests for signage, either a monument sign or additional wall sign. It also included a request for an ornamental roof copula. He then solicited testimony from Richard Eichenlaub, P.E. the site engineer regarding sight distances from Piermont Avenue and Broadway around the monument sign, its specific details, etc.

The applicant proposes one of the following two sign options:

1. A three-sided Monument Sign measuring 4 ft. wide x 2.5 ft. high on a 2.5 ft. high base. Its gross signage area is 30 SF compliant with the Free-Standing Sign permitted area. No open space is proposed between the bottom of the sign and the ground area. The proposed monument sign is to be internally illuminated.

The proposed monument sign will be located at the southwest corner of the property.

The proposed monument sign is in conformance with the freestanding sign requirements for Commercial Zones, however, monument signs may not be combined with wall signs, therefore a variance is required for the combination of signs,

or,

2. A non-illuminated, 2nd wall sign on the south side of the building facing Piermont Ave. This second wall sign measures approximately 11.6 SF. The applicant is permitted two wall signs on a corner property (one for each entrance); however the total size of both signs cannot exceed 20 SF. The proposed signage, combined with the wall sign for the side of the building facing Broadway, exceeds the 20 SF maximum permitted signage size. Therefore, a variance is required exceeding the permitted sign area.

Next was the discussion on the cupola. The original site plan application for the construction of the bank included a cupola but was removed during the public hearing process and excluded via the Memorializing Resolution. The cupola does not require a variance because it is lower than the 30 ft. maximum permitted height in the R-4 zone – it is just an architectural embellishment. Mr. Lamb indicated that the cupola has emerged as a trademark for the Pascack Community Bank and has been approved and constructed/in the process of being constructed on its four bank branches. The cupola will contain a 60-watt light to give it some presence.

A motion was made to approve the cupola by Councilman Giancarlo, seconded by Mr. Garra. The cupola was approved. A motion was then made to deny the monument sign and approve the variance for the 2nd wall sign by Councilman Giancarlo, seconded by Ms. Fuchs. The motion was passed by the Board.

ADJOURNMENT: The meeting was adjourned at 10:45 p.m.

Respectfully submitted,

Christie Wyssenski
Deputy Secretary