

**MINUTES OF THE JANUARY 4, 2012 PLANNING BOARD
BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT: K. Fuchs

EMPLOYEES PRESENT: Robert J. Maloof, Esq. Acting Board Attorney
C. Statile, P.E., Board Engineer
C. Wyssenski, Deputy Secretary

Chairwoman Calabria called the meeting to order with a reading of the Open Public Meetings Statement.

RESOLUTION:

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

Mr. Maloof provided the Board with a Memorializing Resolution approving the application. Mr. Alter made a motion to approve the resolution, seconded by Councilman Giancarlo.

CORRESPONDENCE:

Donald MacLachlan, Esq. to Planning Board re: Woodcliff Lake Reservoir Dam Improvement Project
The Board discussed Mr. MacLachlan’s letter. He represents a concerned citizens regarding flooding the Pascack Valley. His letter asked the Planning Board to require Site Plan approval by United Water.

Catherine Henderson, CMFO/CTC to Planning Board re: escrow fees

Ms. Henderson suggested an increase in escrow fees. The Board will look at surrounding towns and their escrow fees.

DISCUSSION:

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

Application is complete and requires hearing date.

“C” variance application for proposed swimming pool encroaching into front yard setback area

Application will be listed on the January 25, 2012 Public Hearing Agenda.

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

Applicant has withdrawn application.

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

The applicant has withdrawn their application.

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 December 14, 2011 Public Hearing for a new Public Hearing date.

5/17/12

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

Application will be listed on the February 1, 2012 Public Hearing Agenda.

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The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Christie Wyssenski
Deputy Secretary