

**MINUTES OF THE JANUARY 25, 2011 PLANNING BOARD  
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: J. DeGise, E. Alter, K. Fuchs F. Garra, , Mayor Arnowitz,  
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.

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MINUTES FOR APPROVAL:

***September 1 & 28, October 26, November 23, December 7, January 5, 2011 Reorg T***

The minutes were unanimously approved.

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RESOLUTIONS:

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***PZ-18-10, Brennan, Block 1801, Lot 35*** - Mr. Ritvo provided the Board with a Memorializing Resolution approving the application.

***PZ-20-10, Luisi, Block 1612, Lot 1*** - Mr. Ritvo provided the Board with a Memorializing Resolution approving the application.

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COMPLETENESS REVIEW:

***Block 1308, Lot 1, Dunkin Donuts, 60 Broadway***

*Amended Site Plan approval with variances for signage.*

The application is complete and scheduled for a Public Hearing on February 22, 2011.

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PUBLIC HEARINGS:

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***PZ-01-11 Malocha Block 902, Lot 32, 260 Pascack Road, "c" Variance Application***  
*Bulk variance for exceeding permissible building height (new dwelling).*

The applicant and his attorney, Stephen Sinisi, were present. Mr Malocha testified he hired an architect to design plans to reconstruct his home. The contractor that built the house, GZ Construction is no longer in business. An as-built survey of the house was completed and submitted to the Building Department so Mr. Malocha could obtain a Certificate of Occupancy. At that time, it was determined the house was constructed 2.46 ft. higher than the 30 ft. permitted. Mr. Malocha testified is would cost approximately \$45,000 to remove and rebuild the roof.

Mr. Franklin made a motion to approve the application, seconded by Mr. Garra. Mr. Alter opposed the

approval and Mr. Fuchs abstained. All other members voted in favor of the application.

***PZ-02-11, Doyle, Block 1401, Lot 1, 202 Broadway “c” Variance Application***

Bulk variance for pool apron within 10 ft. of a side yard setback and the improvements exceed the permissible impervious coverage.

The applicant's were present and provided testimony that are seeking two variances for the pool apron and pavers in the driveway:

SIDE YARD SETBACK: 5.7 ft. where 10 ft. is required

IMPERVIOUS COVERAGE: 33.9% proposed where 30% is the maximum permitted

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

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**INFORMAL:**

***Russ Luppino*** – Conceptual Plan for multi-family residential project (Block 1201, Lots 5, 6 & 7)

Mr. Luppino discussed the proposal of a multi-family residential project similar to the one he constructed on Park Avenue.

**ADJOURNMENT:**

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

Respectfully submitted,

Christie Wyssenski  
Deputy Secretary