

**MINUTES OF THE JULY 11, 2012 PLANNING BOARD
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E. Alter, E. Lichstein, K. Fuchs, J. Miano, J. Traudt, F. Franco, Z. Horvarth

MEMBERS ABSENT: Mayor Arnowitz, Councilman Giancarlo, L. Calabria

EMPLOYEES PRESENT: Stephen P. Sinisi, Esq. Board Attorney
Christopher P. Statile, P.E., Board Engineer
Christie Wyssenski, Deputy Secretary

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

MINUTES FOR APPROVAL:

The June 6, 2012 and June 26, 2012 meeting minutes were approved with minor changes.

RESOLUTION:

PZ-07-12, Gold, Block 101, Lot 3.05, 43 Beverly Road, Front and Rear Yard Setback, Maximum Floor Area Ratio (F.A.R.)

Mr. Sinisi, Esq. prepared a resolution to approve the application for an addition to a single-family dwelling. Dr. Lichstein made a motion to approve the resolution, seconded by Ms. Miano. The Board voted unanimously to approve the resolution, with the exception of Ms. Fuchs, who was ineligible to vote on this application.

COMPLETENESS REVIEW:

PZ-8-12, Jeanne Marie Gardens, Block 1212, Lots 15 & 16, Esplanade and Patterson Street, Major Subdivision and Site Plan with Variances

The application was deemed incomplete by the Board Engineer seeking conformation on the environmental constraints of the site.

OPEN MEETING TO PUBLIC: As no one wished to speak, the meeting was closed to the public.

PUBLIC HEARING:

PZ-05-12, Merkel, Block 1306, Lot 6, 93 Lawrence Street, Front Yard Setback, Impervious Coverage and Floor Area Ratio Variances

Applicant to begin Public Hearing.

Mr. Martin, the applicant's architect and the applicant were present. Because the application requires a majority of the Board for zoning variance approval, the applicant requested an adjournment until the Board's August 28, 2012 Public Hearing. Mr. Merkel granted a time extension until the hearing and Mr. Martin will provide the additional plan sets at the hearing on August 28th.

No one from the public wished to speak on the application.

PZ-23-11, Oriolo, Block 2004, Lots 2 & 11, 23 Ruckman Road & 8 Meadow Drive, Minor Subdivision with Variances

Application continued from the June 26, 2012 Public Hearing.

Mr. Oriolo, the applicant and owner of 23 Ruckman Road was present representing his own construction company. Engineer Steven Koestner, P.E. and the site land surveyor, and Mr. O'Krepky, P.E., P.P. the applicant's planner were present to testify regarding revisions to the subdivision plan.

Mr. Koestner testified that he re-calculated the on-site drainage for seepage pits and concludes that 1,000 gallon seepage pits are sufficient. Mr. Koestner also testified to the proposed driveway layout. Mr. O’Krepky was sworn in and testified to the proposed driveway layout and the sidewalk contribution requested by the Board Engineer.

In light of comments from the Board and the Board Engineer, The Board asked the applicant to consider revising his plans and carrying the application to the August 28, 2012 Public Hearing.

No one from the public wished to speak on the application.

The application was carried to the August 28, 2012 Public Hearing.

OPEN MEETING TO PUBLIC: As no one wished to speak, the meeting was closed to the public.

CLOSED SESSION:

Discussion of on-going litigation

The Board went into closed session to discuss the outcome of Mr. Sinisi’s conversation with Mr. Ritvo, Esq. Mr. Ritvo intends to continue to handle the litigation involving the Board, Caliber Builders, and Plaintiff North Gate Condominiums. After returning from closed session, the Board determined that Mr. Sinisi will assist Mr. Ritvo.

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Christie Wyssenski, Deputy Board Secretary