

**MINUTES OF THE JULY 26, 2011, AGENDA MEETING
HELD AT THE BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT:

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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RESOLUTIONS:

PZ-14-10, Kennedy, Block 1526, Lots 24 & 25,45 & 47 Palm Street Mr. Ritvo provided the Board with a Memorializing Resolution approving the application.

PZ-07-11, Gilmore, Block 1613, Lot 8, 178 Arthur Street Mr. Ritvo provided the Board with a Memorializing Resolution denying the application.

PZ-08-11, McLoughlin, Block 1113, Lot 5, 20 Yesler Way Mr. Ritvo provided the Board with a Memorializing Resolution approving the application.

PZ-09-11, McCambridge, Block 1521, Lot 5.02, 34 Legion Place Mr. Ritvo provided the Board with a Memorializing Resolution approving the application.

PZ-10-11, Marchiano, Block 402, Lot 3, 87 Winthrop Road Mr. Ritvo provided the Board with a Memorializing Resolution approving the application.

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DISCUSSION:

Front yard setback – Ms. Reiter, the Board Planner, prepared a memo for the Board to review regarding the proposed ordinance 11-16 permitting roofed and unroofed front porches, entry platforms, and/or associated steps and stoops smaller than 40 SF to encroach into the required front yard setback area a maximum of 8 ft. The porch, platform or step area that encroaches shall not be wider than 10 ft and shall be a one-story structure.

The Board agreed with Ms. Reiter's suggestions in her memo and suggested the Mayor and Council be notified of their comments.

PUBLIC HEARING:**PZ-17-11, Oliveri, Block 406, Lot 18, 48 Orchard Lane, Bulk Variance Application**

“C” bulk variance for front yard and side yard setbacks to construct a new garage and addition to a single-family dwelling. Sitework includes new driveway and front walkway.

Mr. Bruno, the applicant’s architect and Mr. Oliveri, were present. Mr. Bruno testified to the proposed addition and new 2-car garage to the home. The shed was constructed with a permit and is located 7 ft. from the property line. Mr. Statile indicated that the new driveway must be pitched to the street, or must have a 5 inch pitch to the street within the right-of-way line to prevent runoff in the gutterline from entering the lot. Mr. Statile suggested a hip roof on the proposed garage to visually mitigate the side yard setback. Several neighbors voiced their concerns regarding their privacy due to the proximity of their homes to the Oliveiri’s proposed garage. The applicant asked for an adjournment to the August 30, 2011 Public Hearing to revise his architectural plans to possibly mitigate the impact of the garage construction. The application will be listed on the August 30, 2011 Public Hearing Agenda.

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

Mr. Huntington, the applicant’s attorney, and Mr. Eichenlaub, the applicant’s engineer were present. Mr. Franklin, Councilman Giancarlo, and Mayor Arnowitz all recused themselves from the application.

William Tuffy, the President of the Ambulance Corps and Laurie Formosa, the Ambulance Captain, were present to advise the Board of their concerns regarding the development. Mr. Tuffy indicated the Ambulance Corps had reviewed the site plan and the driveway on Washington Avenue is main concern. The proposed driveway apron is directly opposite the existing driveway apron of the Ambulance Corps. Several other concerns were sirens, lights, how construction activities with impact response time. The Board will provide a Referral Form to the Ambulance Corps to complete.

Mr. Eichenlaub testified to the changes to the engineering plans since the application was presented to the Board at their April 6, 2011 Public Hearing. The application has been bifurcated; approval being sought is for use and bulk variances only. The prior application proposed 11 age-restricted townhouses. The proposed plan now calls for the construction of 9 age-restricted units: five units front on Washington Ave. and 4 units located in a building along the rear property line.

Mr. Eichenlaub tested to the subject property and surrounding residential area and neighboring Ambulance Corps. building. Fencing, landscaping walls, and landscaping are proposed. The proposed FAR is 59.54% which is calculated by using the gross area of the building. The proposed on-site dumpster has been removed, each unit will be responsible to take out their own trash. The Board asked that a Referral Form be submitted to the Department of Public Works.

The application was carried to the September 7, 2011 Public Hearing.

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ADJOURNMENT: The meeting was adjourned at 10:00 p.m.

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Respectfully submitted,

Christie Wyssenski
Deputy Secretary