

**MINUTES OF THE JULY 27, 2010, AGENDA MEETING
HELD AT THE BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: J. DeGise, E. Alter, F. Garra, E. Lichtstein, F. Franco, L. Calabria,
W. Franklin

MEMBERS ABSENT: J. Miano, Mayor Arnowitz, K. Fuchs, Councilman Giancarlo,

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.

CORRESPONDENCE:

Hillsdale Environmental Commission Report

RESOLUTIONS:

PZ-10-10, Joseph P. Crowley Rev. Trust, Linda Gibson, Trustee - Mr. Ritvo provided the Board with a Memorializing Resolution approving the application.

PZ-11-10, Callahan, Block 701, Lot 13, 95 Taylor Street - Mr. Ritvo provided the Board with a Memorializing Resolution approving the application.

COMPLETENESS REVIEWS:

PZ-14-10, Moran, Block 1526, Lots 24 & 25, 45 & 47 Palm Street Minor Subdivision with Variances Application is complete and scheduled for a Public Hearing on September 1, 2010.

PUBLIC HEARING:

PZ-12-10, Maalouf, 69 Washington Avenue, Block 1702, Lot 3, Expansion of an existing dwelling with "C" variance for front yard and rear yard setbacks and "D" variance for F.A.R.

Applicant's 1st Public Hearing

Mr. Maalouf and his architect, Mr. Bruno were present. Mr. Bruno testified to the architectural plans he prepared. The applicant proposes to construct both one-story and two-story additions to the rear of the existing dwelling, and an extension of the existing front porch to the Everdell Ave side of the dwelling. The playset will be relocated to the back of the yard, and the existing wood shed, slate patio and macadam drive are all proposed for removal. The concrete decking around the swimming pool will be replaced with pavers. A new paver drive is proposed to provide access from Everdell Ave. to the addition area.

The following variances are necessary:

Proposed

1. **Floor Area Ratio (FAR):** 28.27% proposed vs. 28% maximum permitted.
2. **Front Yard Setback, Everdell Ave:** 10.4 ft. proposed from porch extension per Property Survey vs. 30 ft. required, a difference of 19.6 ft. The architectural table also lists the setback as 10.34 ft. while the survey lists it as 10.4 ft. The discrepancy should be explained.
3. **Side Yard Setback:** 7 ft. proposed to one-story addition vs. 10 ft. required, a difference of 3 ft.

As a corner lot, the property has two front yards, and required front yard setback areas, on both Washington Ave. and Everdell Avenue.

Dr. Litchstein made a motion to approve the application, seconded by Ms. Fuchs. The application was approved. Mr. Ritvo will prepare a Memorializing Resolution approving the application.

ADJOURNMENT: The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Christie Wyssenski
Deputy Secretary