

**MINUTES OF THE JULY 7, 2010, AGENDA MEETING  
HELD AT THE BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT: J. Miano, Mayor Arnowitz

EMPLOYEES PRESENT: H. Ritvo, Esq. Board Attorney  
C. Statile, P.E., Board Engineer  
C. Wysenski, Deputy Secretary

Chairman DeGise called the meeting to order at 7:00 P.M. with a reading of the Open Public Meetings Statement.

**PUBLIC HEARING:**

***PZ-10-10, Joseph P. Crowley Rev. Trust, Linda Gibson, Trustee, Block 1107, Lot 10,  
50 Riverside Drive, Expansion of and existing dwelling with "C" variance for non-conforming lot  
and "D" variance for FAR***

Application continued from June 29, 2010 Public Hearing.

Ms. Gibson and her architect, Steven Connors, were present. Mr. Connors testified to the changes he made to the architectural plans. The second-story addition was reduced in size to exclude the area over the existing front porch. This reduced the F.A.R. by approximately 3.4% to 42%. The first floor of the dwelling will now contain a kitchen, dining room, living room, enclosed porch, family room, and a full bathroom. The second floor addition will still contain four bedrooms and a full bathroom.

The applicant agreed to the Board Engineer's suggestion of utilizing a hip roof versus a gable roof, replacement of the sidewalk along the right-of-way, if in disrepair and to elevate the structure above the Flood Hazard Elevation to reduce damage exposure to the home.

Mr. Alter made a motion to approve the application, seconded by Mr. Franklin. The application was approved. Mr. Ritvo will prepare a Memorializing Resolution approving the application.

***PZ-03-10, Gassib, Block 1109, Lots 2 & 3, 46 Beechwood Drive  
Two-Lot Subdivision with Use (d) and Bulk(c) Variances for FAR and undersized lot width and  
frontage.***

Application continued from May 25, 2010 Public Hearing.

Mr. Jacobs, the applicant's attorney and Mr. Gassib were present. Mr. Jacobs had concluded his presentation of testimony and indicated that the applicant could perform test pits once the Board ruled on res judicata. Mr. Ritvo instructed the Board that they can decide on res judicata and the merits of the application simultaneously.

Ms. Fuchs made a motion to deny the application, seconded by Mr. Garra. The application was denied. Mr. Ritvo will prepare a Memorializing Resolution denying the application.

***PZ-06-10, Hillsdale Associates, L.L.C., Block 1206, Lot 2, 75 Patterson Street, Minor Site Plan for  
outdoor storage of commercial equipment and expansion of non-conforming use with Variances  
Application for on-site equipment storage***

Application continued from May 25, 2010 Public Hearing.

Mr. Contant, Mr. Raymond, and Mr. Lantelme, the applicant's engineer were present. Mr. Lantelme testified to the site plan and proposed site improvements. The applicant agreed to install a 6 ft. high stockade fence. No lighting or signage is proposed. The applicant agreed to install drainage should there be an increase in impervious coverage. No planning testimony was provided.

Ms. Fuchs made a motion to deny the application, seconded by Ms. Calabria. The application was denied. Mr. Ritvo will prepare a Memorializing Resolution denying the application.

***PZ-11-10, Callahan, Block 701, Lot 13, 95 Taylor Street, "C" variance for front yard setback  
Applicant 1<sup>st</sup> Public Hearing.***

Mr. and Mrs. Callahan were present and sworn in. They propose to construct an addition to their home and will encroach into the front yard setback by 5.2 ft. The proposed addition will help to "square off" the building and will not encroach further into the front yard than the existing front yard setback.

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

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

Respectfully submitted,

Christie Wyssenski  
Deputy Secretary