

**MINUTES OF THE JUNE 26, 2012 PLANNING BOARD
BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT: Mayor Arnowitz, Councilman Giancarlo

EMPLOYEES PRESENT: Stephen P. Sinisi, Esq. Board Attorney
Christopher P. Statile, P.E., Board Engineer
Caroline Reiter, P.P., A.I.C.P. Board Planner
Christie Wyssenski, Deputy Secretary

Chairwoman Calabria 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 meeting minutes will be prepared for approval at the July 11, 2012 Public Hearing.

RESOLUTION:

PZ-06-12, 343 Broadway, LLC, Block 1007, Lot 10, 343 Broadway, Site Plan with Variances

Mr. Sinisi, Esq. prepared a resolution to approve the application. Dr. Lichstein made a motion to approve the resolution, seconded by Ms. Traudt. The Board voted unanimously to approve the resolution, with the exception of Ms. Fuchs, who was ineligible to vote on this application.

DISCUSSION:

Mr. Huntington, the litigant's attorney for Caliber Builders was present. He has submitted a letter in April to the Board requesting the Board appoint another attorney in place of Mr. Ritvo. The Board had determined to have Mr. Ritvo continue to represent the Board for the litigation. Mr. Huntington submitted another letter requesting the Board re-consider their position. Chairwoman Calabria said this item will be discussed in Closed Session and the Board Attorney will contact Mr. Huntington regarding the outcome of same.

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

PUBLIC HEARING:

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

Applicant to begin Public Hearing.

Mr. Steve Carrozza, the applicant's attorney and Mrs. Gold were present. Mr. Carrozza testified to the proposed additions and site work, and the de minimis variances requested by the applicant, to make the home barrier-free for Mr. Gold who is wheelchair bound. The lot had been previously granted a bulk variance for front yard setback at original subdivision. Mr. Alter made a motion, seconded by Dr. Lichstein to approve the application.

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.

The applicant and Architect William Martin were present. However, revised plans had not be submitted to the Building Department so the application was carried to the July 11, 2012 Public Hearing without the need for further Public Notice.

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

Applicant to begin Public Hearing.

Mr. Oriolo, the application and owner of 23 Ruckman Road was present representing his own construction company. Engineer Steven Koestner and the site land surveyor was present. Mr. Oriolo testified to several features of both lots 2 and 11, submitted photographs, and indicated that his intention is to build a replacement home on the existing Ruckman Road lot and a new home fronting on Rawson Court.

Mr. Koestner testified as to the odd shaped proposed lots and the bulk table indicating only the pre-existing non-conforming lot would require a variance. Mr. Koestner's office prepared the drainage calculations that the Board Engineer suggested be revised to include larger gallon seepage pits. Mr. Oriolo took exception to this. Board Engineer Statile also suggested grading the property in a different configuration to reduce the steep slope of the driveway. Also, due to a heavily skewed proposed side lot line, the adjacent existing driveway overlaps in front of the proposed lot which is undesirable. Either the driveway must be reconfigured, or the subdivision deeds must include a description driveway encumbrance.

The application was carried to the July 11, 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 and BPU interrogatories

The Board went into closed session to discuss correspondence from the litigant's attorney for Caliber Builders. After returning from closed session, the Board determined to have Mr. Sinisi contact Mr. Ritvo to inquire about his need to represent the Board for the litigation based on Mr. Ritvo's health.

The meeting was adjourned at 10:45 p.m.

Respectfully submitted,

Christie Wyssenski, Deputy Board Secretary