

**MINUTES OF THE JUNE 28, 2011 PLANNING BOARD
BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT: J. DeGise, L. Calabria,

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

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

-
COMPLETENESS REVIEWS:

PZ-12-11, Karlson, Block 1513, Lot 9, 51 Clayton, Variance Application

“C” bulk variance to permit construction of an addition – front yard setback and “D” variance to exceed the Floor Area ratio.

The application is complete and scheduled for a Public Hearing on July 26, 2011.

PZ-11-11, Petkovich, Block 1801, Lot 44, 115 Everdell Place, Variance Application

“C” bulk variance for exceeding the maximum impervious coverage, encroaching into side yard setback and location of shed in connection with an existing addition and driveway expansion.

The application is complete and scheduled for a Public Hearing on July 26, 2011.

PZ-13-11, Cortolano,, Block 1625, Lot 8, 18 William Street, Variance Application

“C” bulk variance and “d” use/Floor Area Ratio variance to keep a fabric carport on the property because the carport encroaches into the side yard setback, exceeds the maximum height permitted for an accessory structure and the maximum permitted Floor Area Ratio.

The application is complete and scheduled for a Public Hearing on July 26, 2011.

-
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.

The application is complete and scheduled for a Public Hearing on July 26, 2011

PUBLIC HEARINGS:

-
PZ-09-11, McCambridge, Block 1521, Lot 5.02, 34 Legion Place, Variance Application

“C” bulk variance to permit construction of a deck because the improvements exceed the maximum permitted impervious coverage.

The applicant was present and testified regarding the proposed rear deck. Existing impervious coverage is 35.9% versus the 30% maximum. A walkway was installed without permits and increases the coverage to 36%. The applicant agreed that no further construction will occur beyond what is shown on the plan submitted to the Board.

Ms. Fuchs made a motion to approve, seconded by Mr. Alter. The approval passed unanimously

-

PZ-10-11, Marchiano, Block 402, Lot 3, 87 Winthrop Road, Variance Application
“C” bulk variance to permit construction of an addition – front yard setback.

The applicant was present and testified regarding a proposal to construct a new entrance portico and garage. The existing garage cannot be accessed by a car. The new driveway will be further from the neighbor than the existing driveway. Impervious coverage is improved by the application. The front yard 50 ft. setback became a requirement after the house was built.

Ms. Fuchs made a motion to approve, seconded by Councilman. The approval passed unanimously

PZ-08-11, McLoughlin, Block 1113, Lot 5, 20 Yesler Way, Variance Application
“C” bulk variance to permit shed construction in a non-conforming location.

-

The applicant was present and testified regarding the construction of a new 9 ft. high shed. Drainage to neighboring property owners will not be affected.

-

Mr. Alter made a motion to approve, seconded by Ms. Fuchs. The approval passed unanimously

-

-

-

ADJOURNMENT:

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Christie Wyssenski
Deputy Secretary