

**MINUTES OF THE JUNE 2, 2010, AGENDA MEETING  
HELD AT THE BOROUGH HALL, BOROUGH OF HILLSDALE**

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

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.

DISCUSSION:

***Planning Board Audio Files***

The Board discussed the availability of the public to obtain copies of the audio files from Planning Board hearings. It was decided that verbiage will be added to the agenda that "copies of minutes are available upon request from the Board Secretary or Borough Clerk." An additional suggestion was made that directions be posted on the Borough website indicating how the public can obtain copies of audio files of the public hearings.

COMPLETENESS REVIEWS:

***PZ-11-10, Callahan, Block 701, Lot 13, 95 Taylor Street, "C" variance for front yard setback***  
Application is complete and scheduled for a Public Hearing on July 7, 2010.

PUBLIC HEARING:

***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, was present. He had concluded his testimony of his experts at the May 25, 2010 meeting and provided a summation. Mr. Petingi, 41 Beechwood Drive, stated his concerns again regarding drainage. The Board asked if tests pits could be performed prior to approval of the application. They believed this would provide them with information as to whether the lots were suitable for building. Mr. Alter asked to be provided with copies of the NJDEP permits obtained for the lots. There was a discussion regarding the possibility of the application being res judicata.

The Board asked Mr. Statile's office to perform a comparison of the prior application and the current application in front of the Board. The application will be carried to the July 7, 2010 Public Hearing.

***PZ-08-10, Murno, Block 1613, Lot 17, 146 Arthur Street, "D" variance for FAR***  
Applicant's 1<sup>st</sup> Public Hearing.

Mr. Murno was present with his architect, Joseph Bruno. The applicant proposes to construct a second floor addition and expand the existing front porch. The second story addition covers the entire first floor (approximately 1,270 SF) and extends over the first floor by about 70 SF on the back of the dwelling. The plans also indicate a first floor expansion for a front foyer and closet, and the side chimney.

If the addition is approved, the dwelling will contain a garage, dining room, kitchen, living room, sitting room, family room and bath on the first floor, and four bedrooms, two baths, a laundry room and unfinished attic space on the second floor.

The dwelling with the proposed addition will exceed the maximum permitted FAR (30.53% proposed vs. 28% maximum permitted).

Mr. Bruno testified that the impervious coverage is well below the maximum permitted and no bulk variances are required. The applicant agreed to install trusses in the attic space next to the bedroom so that it could not be used as living space.

Mr. Alter made a motion to approve the application, followed by a second from Dr. Lichtstein, the rest of the Board unanimously voted to approve the application.

***PZ-10-10, Joseph P. Crowley Rev. Trust, Linda Gibson, Trustee, Block 1107, Lot 10, 50 Riverside Drive, "C" variance for non-conforming lot and "D" variance for FAR***  
Applicant's 1<sup>st</sup> Public Hearing

Mr. Ritvo said he received proof of service from the applicant, however, the notice was improper. Therefore, the applicant must re-notice for the June 29, 2010 Public Hearing.

ADJOURNMENT: The meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Christie Wyssenski  
Deputy Secretary