

MINUTES OF THE MARCH 22, 2011 PLANNING BOARD BOROUGH HALL, BOROUGH OF HILLSDALE

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

RESOLUTIONS:

Block 1308, Lot 1, Dunkin Donuts, 60 Broadway - Mr. Ritvo provided the Board with a Memorializing Resolution approving the application.

COMPLETENESS REVIEW:

PZ-05-11, Rispoli, Block 1007, Lot 10, 343 Broadway, Appeal of an Administrative Officer
The application is complete and scheduled for a Public Hearing on April 26, 2011.

PZ-07-11, Gilmore, Block 1613, Lot 8, 178 Arthur Street, "C" bulk variance for front and side yard setbacks and "D" variance for maximum permitted Floor Area Ratio (FAR).
The application is complete and scheduled for a Public Hearing on April 26, 2011.

PUBLIC HEARINGS:

PZ-13-10, American Legion Post # 162, Block 1606, Lot 9, 98 Legion Place, Major Site Plan with variances
Expansion of an existing meeting hall with "C" bulk variance, and "D" use variance for expansion.

Mr. Maloof, the applicant's attorney was present. Zoltan Horvath, the current Commander of the American Legion Post was present and provided testimony regarding the history of the Post and the need for the handicap accessible ramp. Several neighbors voiced their concerns about the hall's rentals more than the improvements being made to the Post. The concerns regarded noise, traffic, garbage and outdoor activities. The applicant requested that the application be carried so they can attempt to resolve some of neighbors concerns. The application will be carried to April 26, 2011.

PZ-06-11, 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.

Mr. Jacobs, the applicant's attorney and Mr. Gassib, the applicant were present. Following the denial of the Minor Subdivision in 2010, the applicant returned to the Board to settle the pending litigation. The applicant presented a Minor Subdivision which relocated a lot line to create a larger, proposed building lot. The Board discussed the revised plan with the applicant and was still concerned with the lot flooding issues, and FAR.

Mr. Alter made a motion to deny the application, seconded by Mr. Franco. The denial passed unanimously.

ADJOURNMENT: The meeting was adjourned at 10:40 p.m.

Respectfully submitted,

Christie Wyssenski
Deputy Secretary