

**MINUTES OF THE MARCH 3, 2010, AGENDA MEETING  
HELD AT THE BOROUGH HALL, BOROUGH OF HILLSDALE**

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

**MEMBERS ABSENT:** W. Franklin, Mayor Sapanara

**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.

**MINUTES FOR APPROVAL:**

January 6, 2010 Reorganization and Agenda Meeting - The minutes were unanimously approved.

**RESOLUTION:**

*PZ-16-09, Boyle, Block 1405, Lot 7* - Mr. Ritvo provided the Board with a Memorializing Resolution approving the application.

**PUBLIC HEARING:**

*PZ-01-10, Flanagan, Block 1907, Lot 7, 70 Hillsdale Avenue*

*Bulk (c)Variance to erect 6 ft. high fence in Front Yard.*

Applicant's 1st public meeting.

The applicant's were present and sworn in. The applicant proposes to replace the fencing on the north and eastern side of the property with six foot high vinyl fencing. The east side fencing will be located inside the property line by approximately 1 inch. The back fence is proposed to be located on the property line. The Board Engineer's review report was read into the read. Mr. Statile noted the following in his report:

1. **Height of Fence:** 6 ft. proposed vs. 4 ft. maximum permitted, a difference of 2 ft. Fences in both front yard setback areas cannot exceed 4 ft. in height.

Dr. Litchstein asked the applicant if they would be willing to reduce the height of the fence on the northern side of the driveway to 4 ft. to be in compliance with the zoning ordinance. The applicant agreed to the condition and the Board agreed to allow the fence to be 6ft. in height along the rear of the dwelling.

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

*PZ-04-10, Culhane, Block 2002, Lot 30, 150 Piermont Avenue  
Use(d) Application to retain excavator on premises.*

Applicant's 1st public meeting.

The applicant was present and sworn in. The applicant proposes to store an excavator on residential property. Mr. Culhane stated that he intends to keep an existing excavator on his property to deal with ongoing floodwater damage and silt.

The Board Engineer's review report was read into the record. Mr. Statile noted the following in his report:

**310-57C, Parking Regulations:** Permits one commercial vehicle weighing less than 10,000 pounds, under eight feet and with four or less wheels to be located in Residential Zone. The vehicle must be parked in a garage. The existing excavator does not meet these requirements and is not stored in a garage.

Mr. Statile's report further indicated that his office believes the equipment has continued to stay in the pond for many years.

The Board asked the applicant for proof of New Jersey Department of Environmental Protection permits for Stream Cleaning as indicated in Mr. Statile's review report. Mr. Culhane stated he had applied several years ago for a permit but never received one and that the machine has been in the pond for many years.

Mr. Alter made a motion to deny the application, followed by a second from Ms. Fuchs, the Board voted to deny the application. Mr. DeGise and Mr. Franco abstained from voting.

***Master Plan Committee Update on Reexamination Report by Caroline Reiter, PP, AICP***

Ms. Reiter discussed with the Board her findings of the subcommittee with the preparation of the draft Master Plan. The Board tentatively scheduled the adoption of the Master Plan for April 27, 2010.

ADJOURNMENT: The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Christie Wyssenski  
Deputy Secretary