

**MINUTES OF THE MARCH 7, 2012 PLANNING BOARD
BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT: Mayor Arnowitz, Councilman Giancarlo,

EMPLOYEES PRESENT: Robert J. Maloof, Esq. Acting Board Attorney
C. Statile, P.E., Board Engineer
C. Reiter, P.P., Board Planner
C. 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 Board unanimously approved the meeting minutes of January 25, 2012 and February 28, 2012.

CORRESPONDENCE: All correspondence was received and filed.

S. Rutenber to Hillsdale Planning Board dated February 5, 2012 re: United Water's proposed dam improvement project

DISCUSSION:

Escrow Fees – Revised escrow fees were presented to the Board by the Engineer. The Board is most concerned with the private homeowner paying larger refundable escrow fees. The engineer explained that it is difficult for the C.F.O. to collect additional fees once the escrow accounts are low or exhausted, and Board approval has been received. The revised escrow fees included a lower fee for simple “c” variances versus more complicated variances such as Floor Area Ratio and Impervious Coverage. Ms. Fuchs asked if the Engineer’s office could show an example of the number of “escrow refresher” letters that are being generated in a year. The topic will be discussed again at the March 27, 2012 Public Hearing.

COMPLETENESS REVIEW:

PZ-03-12, Buchanan, Block 1622, Lot 2, 76 Dwight Avenue, “d” Variance (Floor Area Ratio) application

The application was deemed complete and scheduled for a Public Hearing on March 27, 2012.

PZ-04-12, MetroPCS, Block 1107, Lot 19, Hillsdale DPW Garage, Washington Avenue, Preliminary and Final Site Plan with Variances

The application was deemed complete and scheduled for a Public Hearing on April 4, 2012. Since Board Attorney Sinisi has a potential conflict of interest with the applicant’s attorney, Mr. Maloof will be present to represent the Board.

PUBLIC HEARING:

*PZ-15-11, 100 Park Avenue Associates, Block 1201, Lots 5, 6, & 7, 55-59 Patterson Street,
Major Site Plan with Variances*

Application carried from February 1, 2012 Public Hearing.

Applicant is proposing multi-family housing in the "C" commercial zoning district and requires a "d" use variance and Major Site Plan.

CORRESPONDENCE:

K. O'Brien to Planning Board dated February 6, 2012 re: Orchard Street project

K. O'Brien to Planning Board dated March 2, 2012 re: Orchard Street project

Fair Share Housing Center to Planning Board dated February 2, 2012

Mr. Mark Sokolich, the applicant's attorney, was present. Mr. Allen Bell, an objector's attorney for lands adjacent to the site was also present.

Mr. Lydon the applicant's professional planner, testified about the merits of the application, specifically the 'd' or use variance aspects. He presented exhibits and photographs which were marked, and his interpretation of Master Plan consistency. He was thereafter cross-examined by Mr. Bell regarding his previous testimony of density, bulk requirements, uses in the area, building height.

Mr. Sokolich requested a recess to speak to his client. After the recess, Mr. Sokolich asked that the application be carried to the April 4, 2012 Public Hearing of the Board, which the Board accepted and announced to the public.

OPEN TO PUBLIC:

Kevin O'Brien asked if the MetroPCS application with put the temporary cell tower in the floodway or flood plain. Mr. Statile said it would be outside the floodway of the Pascack Brook.

Donald MacLahlan, Esq. indicated he reviewed all the construction and study documents received by the Borough from the engineering company, Buck Seifert, retained by United Water. These documents were sent to the Borough Clerk and the Mayor. Mr. Statile will respond to Buck Seifert as the Borough Engineer indicating that partial submissions are unacceptable and to please submit an application for development to be reviewed.

Kevin O'Brien said the Borough Clerk is receiving the United Water documents because he is the custodian of records for the Borough. The Board acknowledged this.

CLOSE TO PUBLIC:

A Planning Board e-mail address will not be activated until further discussions have been undertaken.

The meeting was adjourned at 9:30PM .

Respectfully submitted,

Christie Wyssenski
Deputy Board Secretary