

**MINUTES OF THE MAY 25, 2010, AGENDA MEETING  
HELD AT THE BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT: J. Miano, Mayor Sapanara, E. Lichtstein,

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:

*PZ-07-10, Tripodi, Block 1519, Lots 6 & 7, 285 Magnolia Ave* - Mr. Ritvo provided the Board with a Memorializing Resolution approving the application.

PUBLIC HEARINGS:

*PZ-06-10, Hillsdale Associates, L.L.C., Block 1206, Lot 2, 75 Patterson Street, Minor Site Plan with Variances Application for on-site equipment storage*  
Applicant's 1st public meeting.

R.J. Contant, the applicant's attorney, and Scott Raymond were present. Mr. Raymond presented testimony regarding the storage of landscaping equipment at a rental home owned by his company. Variances and Site Plan approval are required for exterior equipment storage at this preexisting nonconforming use. He testified that 4 trailers would be stored in the winter as a maximum and 12 snow plows would be stored in the summer. A 30 x 50 area "hatched" area was indicated on the site plan and designated as the storage area.

The Board indicated they wished to make a site inspection of the area to visualize the impact on the neighborhood and surrounding homes. The application was carried to 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.*

Applicant's 1st public meeting.

Mr. Raymond Jacobs, the applicant's attorney, and Joseph Gassib were present. Mr. Petingi, a neighboring property indicated prior to the start of the hearing that he believe he did not receive proper notice of the hearing. However, it was determined by Board Attorney Ritvo that adequate notice was provided.

The applicant's planner, Steve Lydon, testified regarding to the positive criteria of the construction of the home. The Board asked several questions of the Planner regarding his FAR calculations, and impervious coverage calculations.

The Board asked Mr. Ritvo and Mr. Jacobs about res judicata of the application.

The application was carried to the June 2, 2010 Public Hearing.

ADJOURNMENT: The meeting was adjourned at 10:45 p.m.

Respectfully submitted,

Christie Wyssenski  
Deputy Secretary