

**MINUTES OF THE NOVEMBER 23, 2010, AGENDA MEETING
HELD AT THE BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT:

EMPLOYEES PRESENT: H. Ritvo, Esq. Board Attorney
C. Statile, P.E., Board Engineer

Chairman DeGise called the meeting to order at 7:30 P.M. with a reading of the Open Public Meetings Statement.

COMPLETENESS REVIEW:

PZ-20-10, Luisi, Block 1612, Lot 1, 212 St. Nicholas Avenue, Variance Application
The application was deemed complete and will be scheduled for a Public Hearing following the 2011 Reorganization Meeting of the Board.

Block 1308, Lot 1, Dunkin Donuts, 60 Broadway
The application was deemed incomplete. The applicant must provide additional information.

PUBLIC HEARINGS:

PZ-15-10, Monks, Block 2201, Lot 14, 184 Ruckman Avenue, C" and "D" variances to occupy an apartment in the detached garage on the property.

The applicant presented their application to the Board to continue the allowance of the rental apartment above the garage to family members. The applicants agreed to a deed restriction indicating the apartment may only be occupied by family members. The application was approved. Mr. Ritvo will prepare a Memorializing Resolution approving the application.

PZ-18-10, Brennan, Block 1801, Lot 35, 135 David Place, Variance Application

The applicant was present, however, the public notice was insufficient.

PZ-19-10, Fornazor International, Inc., Block 1106, Lot 3, 455 Hillsdale Ave., Variance Application

The applicant was present, along with the sign designer. Bulk variances are necessary for the following:

FRONT YARD SETBACK: 6 ft. where 10 ft is required

SIDE YARD VARIANCE: 3 ft. where 15 ft. is required

HEIGHT OF SIGN: 2 ft. from the ground where 4 ft. is required

Dr. Litchstein made a motion to approve the application, seconded by Ms. Fuchs. The application was approved. Mr. Ritvo will prepare a Memorializing Resolution approving the application.

Respectfully submitted,

Christie Wyssenski
Deputy Secretary