

MINUTES OF THE NOVEMBER 26, 2013 PLANNING BOARD  
BOROUGH HALL, BOROUGH OF HILLSDALE

MEMBERS PRESENT: E. Alter, M. Kates, M. Giancarlo, F. Franco, L. Calabria,  
Mayor Max Arnowitz,

J. Miano, Z. Horvath, J. Traudt, E. Lichtstein

MEMBERS ABSENT: L. Calabria, Councilman DeGise

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

Acting Chairman Giancarlo called the meeting to order with a reading of the Open Public Meetings Statement.

MINUTES

The November 5, 2013 meeting minutes were approved.

OPEN MEETING TO THE PUBLIC:

Informally, Vito DiCarlo of Anchor Fence was present and addressed the Board regarding a potential tenant for his property. Mr. DiCarlo had previously sought and received approval from the Board, in September, for a minor site plan with a use "d" variance for the subletting of interior area of his leased space. Mr. DiCarlo had applied to the Zoning Officer to sublet and have occupied the existing building on the site. He was denied and informed that he would need to appear before the Planning Board as required by the Memorializing Resolution.

Mike Buldo of Buldo Containers is the potential tenant. He was present to provide testimony regarding his operations of refuse truck storage and waste disposal containers to be parked on-site. He indicated any refuse (packers) trucks stored on-site would be empty. Furthermore, his trucks do not haul trash but household debris. The washing of vehicles and oil changes can not occur on-site due to NJDEP restrictions. Mr. Buldo said the trucks would merely be parked at the site for overnight storage. Light vehicle maintenance would occur on site.

After a lengthy discussion and review of the approved Memorializing Resolution, the Board informed Mr. DiCarlo that this was not consistent with original testimony given to the Board. Therefore, for such proposed use of the site, Mr. DiCarlo must re-apply for use variance approval to have Mr. Buldo's operate as his sublet tenant.

As no one else from the public wished to speak, the meeting was closed to the public.

PUBLIC HEARINGS:

***PZ-13-13, Michael Cevetillo, Block 302, Lot 2, 137 Paul Court, Bulk Variance Application for Addition To Single-Family Dwelling***

The applicant, Mr. Cevetillo, was present and sworn in.

Mr. Cevetillo explained to the Board the need for a front yard setback variance due to the construction of an addition to the west side of his house. Mr. Cevetillo works from his home and the existing den is currently being used as a bedroom. The lot is an unusually shaped lot when compared to his neighborhood. The existing front yard setback of his dwelling is 36 ft. and the proposed setback to the addition is 41 ft. albeit less than the 50 ft. required. The addition will allow space for a dining room table. The shed, which is located in a non-conforming location against the dwelling, cannot be moved into conformity (10 ft. offset) because it's located on a concrete slab and also would be a visual impairment if be relocated elsewhere in the backyard. The home conforms to the F.A.R. for the zone district.

OPEN TO PUBLIC: No members from the public wished to speak regarding the application.

Dr. Lichtstein made a motion to approve the bulk variance application, seconded by Mayor Arnowitz, the Board voted to unanimously approve the application.

***PZ-14-13, Rifi, Block 107, Lot 2, 62 Douglas Drive, "c" Bulk Variance and F.A.R. Variances for Addition to Single-Family Dwelling***

The applicants and property owners, Mr. and Mrs. Rifi were sworn in. The applicants' architect, Joaquin Bouzas, Registered Architect, was also present and presented the proposed addition and particulars of the necessary variances to the Board.

The application is for a proposed addition to the rear of the home containing a new master bedroom, master bathroom and closets. The property is an undersized lot in the R-1 zone. The existing F.A.R. is 20% and proposed is 26%. The lot was located in the R-2 zone, the F.A.R. would comply and a variance would not be necessary for the addition. The applicants purchased the home eight months ago. The existing footprint of the home is not being expanded on; the addition proposed is vertically over the basement and next to a screened-in porch. The F.A.R. calculation includes 50% of the basement area due to its geometry above grade. The above grade areas are not visible from the front of the home. The basement is finished and will remain as a basement. Mr. Rifi indicated he would like to convert the driveway to pavers soon, however, the Board did not make the a condition of approval. The screened-in porch is not heated and will remain that way should approval be granted.

OPEN TO PUBLIC: No members from the public wished to speak regarding the application.

Mr. Alter made a motion to approve the application with the above conditions, seconded by Mr. Horvath, the Board voted to unanimously approve the application.

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The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Christie Wyssenski, Deputy Board Secretary