

MINUTES OF THE NOVEMBER 29, 2011 PLANNING BOARD BOROUGH HALL, BOROUGH OF HILLSDALE

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

MEMBERS ABSENT:

EMPLOYEES PRESENT: R. Maloof, Esq. Acting 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.

DISCUSSION:

Planning Board Attorney – In the absence of Mr. Ritvo, Mr. Robert J. Maloof was asked by Chairman DeGise to represent the Board at their last three meetings of the year. The Board voted on appointing Mr. Maloof as a temporary replacement for Mr. Ritvo. Mr. Alter made a motion, seconded by Councilman Giancarlo. Dr. Lichtstein and Mayor Arnowitz abstained from voting. The Board appointed Mr. Maloof as Special Board Attorney until such time that a new attorney is selected by the Board.

COMPLETENESS REVIEW:

PZ-23-11, Oriolo, Block 2004, Lots 2 & 11, 23 Ruckman Road & 8 Meadow Drive, Minor Subdivision with Variances

Applicant is proposing a three lot subdivision with bulk variances.

The application was deemed incomplete by the Board. Mr. Oriolo was present and asked the Board if he could ask general questions about his application and the process of how the Board determines completeness. The Board answered his questions regarding completeness.

PUBLIC HEARINGS:

PZ-14-11, RJN Residential Inc, by Robert J. Nagler, Block 1526, Lots 14 & 15 410-412 Piermont Avenue – Minor Subdivision Application with Variances

Application carried from September 7, 2011 Public Hearing.

Applicant seeks to subdivide a “merged” lot into two substandard lots for two single family dwellings. Development requires “c” bulk variances for lot frontage and lot width.

Mr. Huntington, the applicant’s attorney was present. Chairman DeGise listened to the audio recording of the August 30, 2011 public hearing so that he may vote the application.

Mr. Huntington indicated that the property owner had negotiated an off-track drainage easement to drain on-site

seepage pits. The off-track system connects to the Magnolia Avenue storm drain. Mr. Deutsch, Counsel for the objector agreed to provide the drainage easement across their property. Mr. Eichenlaub, the applicant's site engineer was present and provided testimony to the Board.

The Board determined that the public notice for the application was insufficient because the project limits extended beyond the original subject lot. Therefore, additional property owners within 200 ft. would require notice. Therefore, any testimony all ready offered would have to be repeated at the next public hearing.

Mr. Alter made a motion to have the applicant re-notice with an extended property owner list, seconded by Mr. Garra. Mayor Arnowitz voted against the applicants requirement to re-notice.

Mr. Huntington will prepare a revised public notice for the December 14, 2011 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 October 25, 2011 Public Hearing.

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

Mr. Sokolich, the applicant's attorney was present. Mr. Bell, the objector's attorney was also present. Chairman DeGise and Mayor Arnowitz both recused themselves from the application.

Mr. Shortino, the applicant's site engineer was present. He testified to the revisions made to the site plans to incorporate parking, site lighting, grading and drainage issues. Mr. Sokolich indicated the applicant would conform to the Board Engineer's last review report requirements. Mr. Bell cross-examined the site engineer.

Mr. Virgona, the applicant's architect testified on the construction of the proposed building. Mr. Bell cross-examined the witness with questions ranging from the best use of the property and to the bulk specifications of the building.

Mr. Sokolich said the applicant's Planner will testify at the next Public Hearing concerning the planning and land use of the proposed project.

Mr. Luglio, the applicant's traffic engineer presented his evaluation of site specific anticipated traffic operations. He explained the various Levels of Service anticipated on the local street system. Mr. Bell cross-examined the witness with respect to anticipated traffic operations for permitted uses on the site.

The Board asked Mr. Luglio to update his traffic counts and return to the Board with a more current analysis of local traffic conditions.

The next hearing on the application will be December 14, 2011.

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The meeting was adjourned at 11:15 p.m.

Respectfully submitted,

Christie Wyssenski
Deputy Secretary