

**MINUTES OF THE OCTOBER 17, 2012 PLANNING BOARD
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E. Alter, Mayor Arnowitz, Councilman Giancarlo, K. Fuchs, J. Miano,
J. Traudt, F. Franco, Z. Horvath, M. Kates, E. Lichstein

MEMBERS ABSENT: L. Calabria

EMPLOYEES PRESENT: Stephen P. Sinisi, Esq. Board Attorney
Christoher P. Statile, P.E., Board Engineer
Christie Wyssenski, Deputy Secretary

Acting Chairman Alter called the meeting to order at 7:30 pm with a reading of the Open Public Meetings Statement.

MINUTES FOR APPROVAL:

The September 5, 2012 and October 3, 2012 were approved.

INVOICES:

Professional legal invoices – The Board approved the invoices of Mr. Sinisi, Mr. Ritvo and Mr. Maloof.

COMPLETENESS REVIEW:

PZ-01-12, Falasca's Friendly Service, Inc., Block 1501, Lot 3, 318 Broadway, Amended Site Plan with Variances Application

The application was deemed complete and scheduled for a public hearing on November 7, 2012.

OPEN MEETING TO PUBLIC: As no one wished to speak, the meeting was closed to the public.

PUBLIC HEARING:

PZ-9-12, Maalouf, Block 1702, Lot 3, 69 Washington Avenue, Variance Application

Applicant requires a front yard and side yard setback variance for addition.

Applicant to begin Public Hearing.

Mr. and Mrs. Maalouf were present and sworn in. They explained that they had previously applied for, and been granted a variance in 2010 for a larger addition than what is proposed with the current application.

They are now proposing a second-story addition over the existing front covered porch. The addition is to two existing bedrooms. A one-story addition containing a garage and mud room is proposed for the rear of the house that will wrap around to the garage. A patio is proposed behind the house.

The existing concrete patio around the pool will be replaced with pavers. The slate patio, play set and existing macadam driveway will be removed. A new driveway will be constructed to access the new garage. The meandering wood fence along the property will be relocated.

No one from the public wished to speak on the application. Dr. Lichstein made a motion to approve the application, seconded by Mr. Alter. The Board voted unanimously to approve the application.

PZ-11-12, Mosca, Block 1620, Lot 3.02, 160 Vincent Street, Variance Application

Applicant requires an impervious coverage variance for the construction of a paver patio.

Applicant to begin Public Hearing.

Mr. and Mrs. Mosca were present and sworn in. They are proposing an expansion to their existing rear deck with new steps. The rear existing deck (178 SF) will remain. A new paver patio will be installed. The deck expansion contains about 60 SF, the new steps contain about 20 SF and the new paver patio contains approximately 270 SF. The lot with its existing and proposed improvements will exceed the 30% maximum permitted Impervious Coverage.

Board members had several questions for the applicants regarding drainage and run-off. Mr. Mosca testified that the property has two seepage pits. The Board Engineer suggested the applicant install river rock around the perimeter of the patio to capture run off stormwater.

No one from the public wished to speak on the application. Mayor Arnowitz made a motion to approve the application, seconded by Mr. Alter with the condition the surrounding interceptor drain be constructed. The Board voted unanimously to approve the application.

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

Application carried from August 28, 2012 Public Hearing.

Councilman Giancarlo and Mayor Arnowitz recused themselves from the application.

Mr. Oriolo was present and testified that his subdivision plans were revised to all of the changes requested by the Board at the August 28, 2012 public meeting. These revisions included two 1,000 gallon seepage pits, flared driveway, Belgian block curbing to direct runoff down driveway, house lowered, and swale. A planted berm will also be created between both lots to show a clear delineation of each lot. All trees removed will be replaced in accordance with the tree restitution ordinance. The sidewalk contribution money, in lieu of construction, will be deposited with the Borough upon execution of the Developer's Agreement. Thereafter, the developer may choose to install the sidewalk or contribute the funds for sidewalk construction near the local schools.

No one from the public wished to speak on the application. Mr. Horvath made a motion to approve the application, seconded by Mr. Franco. The Board voted unanimously to approve the application with conditions, with the exception of Ms. Kates who is ineligible to vote on the application.

DISCUSSION:

Receipt of applicant's proof of service – The Board discussed that all applicant's must submit their proof of service to the Building Department.

OPEN TO THE PUBLIC

No one wished to speak.

The meeting was adjourned at 9:50 p.m.

Respectfully submitted,

Christie Wyssenski, Deputy Board Secretary