

**MINUTES OF THE OCTOBER 25, 2011 PLANNING BOARD
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E. Alter, F. Garra, K. Fuchs, E. Lichtstein, L. Calabria, F. Franco

MEMBERS ABSENT: J. DeGise, W. Franklin, Mayor Arnowitz, J. Miano,
Councilman Giancarlo,

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

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

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RESOLUTIONS:

PZ-18-11, Shapiro, Block 1803, Lot 7, 58 Westdale Ave, Variance Application

Mr. Ritvo provided the Board with a Memorializing Resolution approving the application. Mr. Alter made a motion to approve the resolution, seconded by Ms. Fuchs.

PZ-20-11, Elbogen, Block 301, Lot 15, 162 Paul Court, Minor Site Plan

Mr. Ritvo provided the Board with a Memorializing Resolution approving the application. Mr. Alter made a motion to approve the resolution, seconded by Ms. Fuchs

PZ-22-11, Lambrinos, Block 1514, Lot 13, 240 Magnolia Ave, Variance Application

Mr. Ritvo provided the Board with a Memorializing Resolution approving the application. Mr. Alter made a motion to approve the resolution, seconded by Ms. Fuchs.

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.

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PUBLIC HEARINGS:

PZ-15-11, 100 Park Avenue Associates, Block 1201, Lots 5, 6, & 7, 55-59 Patterson Street, Major Site Plan with Variances

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

Applicant's attorney has requested an adjournment to November 29, 2011 Public Hearing. Mr. Alter made a motion, seconded by Ms. Fuchs, unanimously approved by the Board, to list the application on the Board's agenda for November 29, 2011.

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

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.

Applicant’s attorney has requested an adjournment to November 29, 2011 Public Hearing. Mr. Alter made a motion, seconded by Ms. Fuchs, unanimously approved by the Board, to list the application on the Board’s agenda for November 29, 2011.

PZ-16-11, Caliber Builders, Block 506, Lot 1, Final Site Plan

Applicant proposes Final Site Plan approval for single family, age-restricted housing development. The Board granted Preliminary Site Plan approval and Conditional Use approved in January 2008.

Applicant’s attorney has requested to postpone the application indefinitely due to the pending litigation. Mr. Ritvo informed the Board that they no longer have jurisdiction and the application should be dismissed without prejudice. Ms. Fuchs made a motion, seconded by Mr. Alter, unanimously approved by the Board, to dismiss the application without prejudice.

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PZ-21-11, Potomac Group Homes, Block 504, Lot 50 & Block 708, Lot 4, Variance Application

“A” variance application to appeal Zoning Officer decision

Due to the numerous postponements requested by the applicant’s attorney, Mr. Ritvo suggested dismissing the application without prejudice. Mr. Alter made a motion, seconded by Dr. Lichtstein unanimously approved by the Board, to dismiss the application without prejudice.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Christie Wyssenski
Deputy Secretary