

**MINUTES OF THE OCTOBER 3, 2012 PLANNING BOARD
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: L. Calabria, E. Alter, E. Lichstein, K. Fuchs, J. Miano, J. Traudt, F. Franco,
Z. Horvart, M. Kates

MEMBERS ABSENT: Mayor Arnowitz, Councilman Giancarlo,

EMPLOYEES PRESENT: Stephen P. Sinisi, Esq. Board Attorney
C. Reiter, P.P, Board Planner
Christie Wyssenski, Deputy Secretary

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

MINUTES FOR APPROVAL:

The August 28, 2012 meeting minutes were approved.

COMPLETENESS REVIEW:

PZ-12-12, 225 Washington Ave., MJL, LLC, Block 1406, Lot 3, 150 Magnolia Ave., Interpretation & Use Variance Request

The application was deemed complete and scheduled for a public hearing on October 30, 2012.

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

PUBLIC HEARING:

PZ-05-12, Merkel, Block 1306, Lot 6, 93 Lawrence Street, Front Yard Setback, Impervious Coverage and Floor Area Ratio Variances for Single-Family Dwelling Addition

Application carried from August 28, 2012 Public Hearing.

Applicants Mr. and Mrs. Merkel who are represented themselves, were present and sworn in. The applicant's architect and planner, William Martin, R.A. was present. Mr. Martin testified to the revisions made to the architectural plans from the last public hearing. The most significant change to the proposed F.A.R. variance was the removal of the proposed front porch. The current F.A.R. proposal is 2,798 S.F. versus 3,023 as previously proposed. The applicant agreed to install brick pavers as part of the walkway to reduce the impervious coverage. The brick barbecue and patio in the rear yard will also be removed. Mr. Martin will revise the bulk table indicating the correct front yard setback to the porch.

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

CLOSED SESSION:

Discussion of on-going litigation

The Board went into closed session to discuss the United Water scheduling order.

The Board passed an oral resolution to engage Mr. Ritvo's services in the matters of Northgate Builders and Gassib in the amount not to exceed \$25,000. Ms. Fuchs made a motion, seconded by Mr. Alter. The Board voted unanimously to retain the services of Mr. Ritvo.

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Christie Wyssenski, Deputy Board Secretary