

**MINUTES OF THE SEPTEMBER 5, 2012 PLANNING BOARD  
ST. JOHN'S PARISH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: E. Alter, F. Franco, J. Miano, K. Fuchs, L. Calabria, E. Lichtstein,  
J. Traudt, Z. Horvarth

MEMBERS ABSENT: Councilman Giancarlo, Mayor Arnowitz,

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

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

COMPLETENESS REVIEW:

***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.*

The application was deemed complete and scheduled for a public hearing on October 17, 2012.

***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.*

The application was deemed complete and scheduled for a public hearing on October 17, 2012.

OPEN MEETING TO PUBLIC: Marissa Cifelli asked the Board when the application for 100 Park Avenue will be open for comments from the public.

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 April 4, 2012 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 and said his direct application was complete.

The Board opened the meeting to the public. Mr. O'Brien, 61 Parkview Drive, was sworn in. Mr. O'Brien indicated he is against the application and is concerned with increased traffic, on-site parking circulation, and the number and cost of additional school children being added into the school system. He has previously provided the Board with census data and listed numbers of "projected costs" to the Hillsdale school board budget. Mr. Sokolich briefly cross-examined Mr. O'Brien regarding the validity of presented/submitted data.

Ms. Cifelli, 6 Mason Place, was sworn in and indicated he is against the approval of the application and the effect it would have on the commercial area.

Mr. Sokolich thereafter provided a summation of the application and the professional testimony provided throughout the application. The public hearing on the application was closed.

The Board discussed their concerns regarding approval of a “d” variance, specifically if the negative and positive criteria were met by the applicant.

Mr. Alter made a motion to deny application, seconded by Ms. Traudt. With the exception of Mr. Horvath, the Board unanimously voted to deny the application.

The meeting was adjourned at 9:30 PM

Respectfully submitted,

Christie Wyssenski  
Deputy Board Secretary