

**MINUTES OF THE SEPTEMBER 7, 2011_PLANNING BOARD
BOROUGH HALL, BOROUGH OF HILLSDALE**

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

MEMBERS ABSENT: Mayor Arnowitz

EMPLOYEES PRESENT: H. Ritvo, Esq. 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.

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MINUTES FOR APPROVAL:

March 22, 2011 – The minutes will be “uploaded” to the .ftp site for review. Ms. Calabria indicated several corrections that needed to be made to minutes that are currently on the Borough website. The Recording Clerk will correct these errors and have the Borough Clerk upload the revised minutes to the Borough website.

Mr. Alter said he will prepare a hand-out for the September 27, 2011 meeting for a guideline to use in the preparation of the meeting minutes.

DISCUSSION:

E-mail – Mr. Ritvo advised the Board that there should be no cross discussion regarding pending cases especially any cases that are in pending litigation.

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RESOLUTIONS:

PZ-12-11, Karlson, Block 1513, Lot 9, 51 Clayton, Variance Application

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

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COMPLETENESS REVIEW:

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

“C” bulk variance for the dwelling encroaching into the required front and side yard setback areas. Application is complete and scheduled for a Public Hearing on October 5, 2011.

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PUBLIC HEARINGS:

PZ-11-11, Petkovich, Block 1801, Lot 44, 115 Everdell Place, Variance Application

“C” bulk variance for exceeding the maximum impervious coverage, encroaching into side yard setback and location of shed in connection with an existing addition and driveway expansion.

First Public Hearing on application.

Mr. Petkovich, the applicant was present and was sworn in. He testified regarding the property and previous variance granted by the Board. He indicated that during construction of the expansion of his driveway, the driveway became flared open to have the ability to park two cars in the driveway and was paved up to the garage. This was discovered upon submission of the as-built plan to the Building Department and triggered the need for an additional variance (after the fact). To be in compliance with the ordinance, Mr. Petkovich would have to dig up almost half of his driveway.

Dr. Lichtstein made a motion to approve the application, seconded by Chairman DeGise. All members were in favor, with the exception of Ms. Fuchs, who voted against the application.

PZ-05-11, Kaczala, Block 1308, Lots 15 & 16, 333 Washington Avenue, Site Plan with Variances Bifurcated application for "d" use variance

Applicant's attorney has requested an adjournment to October 4, 2011. Mr. Garra made a motion, seconded by Ms. Fuchs, unanimously approved by the Board, to list the application on the Board's agenda for October 4, 2011.

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.

First Public Hearing on application.

Mr. Sokolich, the applicant's attorney, and Mr. Bell, attorney for the objector's, the Basco's, were present. Mr. Sokolich introduced the application as a 46-unit, residential development which requires a use variance because it's located in a commercial zone. The developer, 100 Park Avenue Associates, has developed a similar property in the commercial zone.

Brian Shortino, the applicant's engineer, testified to the site plan that was developed for the proposed site. The proposed building is 3-stories with parking underneath the structure. Two-way access will be from Orchard Street. Drainage calculations were submitted to the Board Engineer for his review. The applicant will mill and pave Orchard Street. The only residential structure within 200 ft. of the proposed development is Lot 8 owned by the Basco's. All structures on the proposed development site will be razed. All utilities will be underground. Orchard Street has an existing water main and sanitary sewer line. All trees removed will be replaced following the Borough's tree restitution ordinance. Parking requirements were calculated using the Residential Site Improvement Standards (RSIS).

The Board has numerous questions for the engineer regarding his testimony and proposed site plan. Mr. Bell also had questions for cross-examination for Mr. Shortino. Mr. Sokolich asked that the Board carry the application to their meeting of October 25, 2011 due to the late hour.

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The meeting was adjourned at 10:45 p.m.

Respectfully submitted,

Christie Wyssenski
Deputy Secretary