

MINUTES OF THE APRIL 23, 2013 PLANNING BOARD
BOROUGH HALL, BOROUGH OF HILLSDALE

MEMBERS PRESENT: E. Alter, M. Kates, E. Lichtstein, Mayor Max Arnowitz, F. Franco, L. Calabria, Councilman DeGise, Z. Horvath, J. Traudt

MEMBERS ABSENT: M. Giancarlo, J. Miano

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

Chairwoman Calabria called the meeting to order with a reading of the Open Public Meetings Statement.

COMPLETENESS REVIEWS

***PZ-02 -13, Anchor Fence, Block 1212, 13, 270 Knickerbocker Avenue – Industrial Zone
Minor Site Plan and Use Variance for Interior Storage Lease Space***

The application was deemed complete and scheduled for a Public Hearing on July 10, 2013.

***PZ-05-13 Fran & Michael Kanter, Block 1517, Lot 13, 32 Riverdale Street
F.A.R. Use Variance for Existing 2nd Floor Addition.***

The application was deemed complete and scheduled for a Public Hearing on July 10, 2013.

PUBLIC HEARINGS:

***PZ-10-12, Garcia, Block 708, Lot 5, 50 Pascack Rd., Bulk Variance Application for Setbacks to
Various Exterior Patios and Decks***

Mr. Alonso, the applicant's attorney, Mr. Burns, PE the applicant's engineer and Mr. Valella, RA the applicant's architect were both present. Mr. Burns testified to the as-built survey he prepared indicating the existing site conditions prior to the reconstruction of the subject dwelling. The survey showed the existing impervious surfaces on the property. The property non-conformities are currently indicated on the architectural plans. Mr. Burns also testified that new seepage pit calculations were submitted to the Board Engineer for review. All drainage and runoff would be kept on-site and be subject to approval by the Board Engineer.

OPEN TO PUBLIC: Beverly Covey, 255 Maple Avenue, an adjacent neighbor, said she submitted a five page letter in opposition to the application. The Board explained that this opportunity was only for cross-examination of the applicant's witness/engineer only. She then asked Mr. Burns if the application was before the Board now because of her complaint regarding the drainage. Mr. Burns indicated it was because of the variance necessary from the as-built plan and that Ms. Covey's "pipe" that she was referring to had been capped and re-routed back to the Garcia property. Mr. Statile, the Board's Engineer said that the zoning violations were discovered upon his site inspection for the certificate of Occupancy request. The meeting was closed to the public.

Mr. Valella, the applicant's architect began to testify regarding the pre-construction conditions. Dr. Lichtstein asked Mr. Valella several questions regarding the inconsistencies between the photographs, plans and his prior testimony. Specifically, as to what was pre-existing in the rear yard before construction, and exactly where the pipe was re-routed.

The Board carried the application to the May 28, 2013 Public Hearing.

PZ-3-13, Kesoglou, Block 802, Lot 19, 50 Windham Road, Variance Application – Bulk Variances required for impervious coverage, rear and side yard setbacks.

Mr. John Lamb, Esq. the applicant's attorney and Mr. Kesoglou were present. Mr. Kesoglou discussed the need for his bulk variances. He is proposing to remove an existing rear deck and a rock wall, and construct a new in-ground swimming pool with spa and a surrounding paver patio. The lot is irregularly shaped lot but conforming in area, and the swimming pool will encroach into the required side and rear yard setbacks. Also, the proposed patio will encroach into the required side and rear yard setbacks, and the total impervious area will exceed the maximum permitted impervious coverage.

Mr. Kesoglou indicated he will have his engineer revise his plans to confirm to most of the Board Engineer's review letter to reduce the need for several variances.

The application was carried to the May 28, 2013 Public Hearing.

PZ-1-13, Robert & Jeanne Conti, Block 1524, Lot 1, 176 Knickerbocker – Proposed Addition to Existing Single-Family Dwelling; Setback, F.A.R., and Impervious Coverage Variances.

Due to the late hour, the Board carried the application to the May 8, 2012 Public Hearing.

CLOSED SESSION: The Board went into Closed Session to discuss United Water litigation.

Respectfully submitted,

Christie Wyssenski, Deputy Board Secretary