

MINUTES OF THE JULY 10, 2013 PLANNING BOARD
BOROUGH HALL, BOROUGH OF HILLSDALE

MEMBERS PRESENT: E. Alter, M. Kates, M. Giancarlo, F. Franco, J. Miano, Z. Horvath, J. Traudt

MEMBERS ABSENT: E. Lichtstein, Councilman DeGise, L. Calabria, Mayor Max Arnowitz,

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

Acting Chairman Giancarlo called the meeting to order with a reading of the Open Public Meetings Statement.

MINUTES

The June 25, 2013 meeting minutes were approved.

OPEN MEETING TO PUBLIC: The meeting was opened by the acting Chairman for anything which was not listed not the Agenda. As no one wished to speak, the meeting was closed to the public.

COMPLETENESS REVIEW:

PZ-08-13, Oriolo, Block 1306, Lot 2, 5 Magnolia Avenue, Appeal of Administrative Officer Decision

The application was deemed complete by the Board Engineer and thereafter scheduled for a Public Hearing on August 27, 2013.

PUBLIC HEARINGS:

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

Applicant's attorney has requested application be carried. Application requires a new hearing date.

The Board carried the application to the August 27, 2013 Public Hearing without further notice to the Public.

PZ-05-13 Fran & Michael Kanter, Block 1517, Lot 13, 32 Riverdale Street F.A.R. Use Variance for New (Recently Constructed) 2nd Floor Addition.

Applicant to begin Public Hearing.

Applicants Mr. and Mrs. Kanter were present and sworn in.

Mr. Kanter explained to the Board their need for an F.A.R. variance due a miscalculation or misinterpretation of the Land Use Ordinance by their architect. The original Building Permit was issued by the Borough for a 2nd story addition and construction thereafter completed. Upon request for a Certificate of Occupancy at completion of their addition the Zoning Clerk noted that their architect had miscalculated or misinterpreted the F.A.R. ordinance by not including the gross area of the lower floor/basement den of their home.

The den of the home is partially underground. The architect had assumed the den was a basement and therefore excluded from the F.A.R. calculation. Since the basement is more than 50% exposed to the exterior, the F.A.R. computes as 34.6% where 30% is permitted. The applicants noted that the den windows are “at street” level and photos of the dwelling were passed around to Board members.

The applicant’s agreed to plant trees to mitigate the variance sought.

OPEN TO PUBLIC: No members from the public wished to speak regarding the application.

Mr. Horvath made a motion to approve the application, seconded by Ms. Traudt, the Board voted to unanimously approve the application.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Christie Wyssenski, Deputy Board Secretary