

MINUTES OF THE JUNE 25, 2013 PLANNING BOARD  
BOROUGH HALL, BOROUGH OF HILLSDALE

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

MEMBERS ABSENT: E. Lichtstein, Councilman DeGise

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

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

MINUTES

The June 12, 2013 meeting minutes will be approved at the July 10, 2013 meeting.

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

PUBLIC HEARINGS:

***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.***

William Rush, Esq., the applicant's attorney had requested an adjournment to the July 30, 2013 Public Hearing. The Board granted the request.

***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 all present. The application was carried from the April 23, 2013 Public Hearing.

Mr. Burns testified to the plan revisions and his stormwater management calculations for the added seepage pit. The application now conforms to the impervious coverage. The plans indicate locations of a paver areas which will be eliminated and the two-tier deck will conform to the 10 ft. property line setback. All of the variances near the Covey property have been mitigated except for the retaining wall height.

Mr. Valella, the applicant's architect testified that the paver patio/barbeque area requiring a side yard setback would be eliminated. The circular paver area would also be eliminated. This would reduce the building coverage variance to 21.3% where 20% is permitted.

Board members questioned the need of a seepage pit. Mr. Burns testified the slope of the property still requires a seepage pit at the front of the home next to the existing subsurface systems. The applicant agreed, if the application was approved, the driveway could not be paved because of the impervious coverage.

OPEN TO PUBLIC: Beverly Covey, 255 Maple Avenue, an adjacent neighbor to the west, wanted confirmation that Mr. Garcia was applying for a variance for the retaining wall. Ms. Covey indicated she is no longer suffering from flooding from the Garcia property. The meeting was closed to the public. Mr. Statile asked if she desired additional plantings to shield the retaining wall; she declined.

Mayor Arnowitz made a motion to approve the application with the conditions offered during testimony including a 90-day construction period, escrow and taxes paid, a deed restriction regarding paving the driveway in the future. Mr. Horvath seconded the motion. Mr. Alter, Ms. Kates, Ms. Traudt, Chairwoman Calabria, Mr. Giancarlo voted against the application. Mayor Arnowitz, Ms. Miano, Mr. Franco and Mr. Horvath voted to approve the application. The application was denied.

***PZ-8-12, Jeanne Marie Gardens, Block 1212, Lots 15 & 16, Esplanade & Patterson St - Proposed Multi-Family Apartment Complex; Major Subdivision & Site Plan Application with Use and Bulk Variances Application.***

Mr. Weiner, Esq. the applicant's attorney and Mr. Eichenlaub, PE the applicant's engineer were present. The application was carried from the May 8, 2013 Public Hearing. A new review report was issued by the Board Engineer.

Mr. Eichenlaub testified to the plans revisions made. The following changes were made:

1. The property access has been moved farther north on Patterson Street.
2. The parking layout changed due to the entrance/exit location change.
3. Two additional barrier-free parking spaces have been added.
4. Three additional affordable units are proposed.
5. Proposed retaining walls along Patterson Street have been removed. Retaining walls around the rear of the property have been reduced in height.
6. A landscaping plan has been provided.
7. The first floor building elevation has been lowered by 1.5 feet.
8. Vehicle circulation has been revised for more direct access for emergency vehicles to access the rear of the building.
9. Lighting stanchions will be lowered from 18 ft. poles to 12 ft. poles.

The Board asked Mr. Eichenlaub several questions regarding the Pascack Brook Floodplain, proposed landscaping, and surface drainage storage systems. The Environmental Commission will review the new landscaping plan and provide comments/recommendations to the Board.

OPEN MEETING TO PUBLIC (Questions to the engineer):

Tom Kelley, 41 Sycamore, asked the witness if properties downstream will flood because of the development of this project.

Kevin O'Brien, 61 Parkview Drive, asked the witness why the exit was relocated, what the water table elevation is, and who will maintain the sand filter system.

Tony Xavier, 38 Esplande, asked the witness how much rainfall, in what amount of time can the detention system hold.

Marisa Cefali, 6 Mason Place, asked the witness how high the guide rail is on the retaining wall and what flooding consideration has been given to the residents if the project is approved. She also asked how her property could require flood insurance but not her home.

James Mallet, 34 Lake Drive, asked if the building will be condos or rentals.

Tom Kelley, 41 Sycamore, asked if Mr. Walsky challenged the flood zone with the NJDEP.

Antonio Xavier, 38 Esplande, asked if there are any proposed plantings to the east.

Kevin O'Brien, 61 Parkview Drive asked about the installation of bollards instead of tall lighting stanchions.

James Mallet, 34 Lake Drive, asked what the elevation of detention system is and how the water table was determined.

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Board members asked if they could visit the property which was granted by the applicant. Mr. Ritvo cautioned Board members from inadvertently forming a quorum in the field. The application was carried to the July 30, 2013 Public Hearing.

The meeting was adjourned at 11:15 p.m.

Respectfully submitted,

Christie Wyssenski, Deputy Board Secretary