

MINUTES OF THE MAY 8, 2013 PLANNING BOARD  
BOROUGH HALL, BOROUGH OF HILLSDALE

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

MEMBERS ABSENT: Mayor Max Arnowitz, 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 April 10<sup>th</sup> meeting minutes were approved by the Board. The Board will approve their April 23<sup>rd</sup> meeting minutes at the May 28<sup>th</sup> meeting following additional revisions suggested by Mr. Alter.

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 and Mr. Conti, the applicant were present.

The application was carried from the April 23, 2013 public hearing where due to time constraints, the Board could not hear the application. The applicant revised the plans as follows:

1. The size of the proposed garage *has decreased*. Previous plans had shown a proposed garage containing about 880 SF. The revised plans show a garage containing about 670 SF.
2. The garage has been shortened by 8 ft. from the rear of the garage. The garage is now set back 63.5 ft. from the rear property line.
3. The applicant is removing 'Brick Patios A & B' from the property.
4. A bulk variance for exceeding the maximum permitted Impervious Coverage is no longer required.

Mr. Conti submitted 15 photographs indicating his home and surrounding homes in the neighborhood showing similar style porches and attached garages. The Board questioned Mr. Conti regarding that his lot was so oversized for the zone that why would he still require such a large F.A.R. variance. The proposed front porch is the route to the garage. The Board suggested that the applicant re-consider his variance requests.

OPEN MEETING TO PUBLIC: The meeting was opened by the Chairwoman. As no one wished to speak, the meeting was closed to the public.

Mr. Conti will review and revise the plans with his architect based on the comments received from the Board. Mr. Rush indicated his client will waive the time limitations on the application. The application was carried to the June 25, 2013 Public Hearing.

***PZ-10-12, Garcia, Block 708, Lot 5, 50 Pascack Rd., Variance Application***

The applicant's attorney, Mr. Alonso, wrote the Board requesting an adjournment to the June 25, 2013 Public Hearing due to a conflict with the applicant's architect.

The application will be heard at the June 25, 2013 Public Hearing.

***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, the applicant's attorney and Mr. Eichenlaub, the applicant's engineer were present. The application was carried from the March 19, 2013 Public Hearing.

Mr. Eichenlaub testified to the existing site conditions and proposed design. The property fronts on Patterson Street. Two of the eight acres of property can be used for development in accordance with the NJDEP permit; the remaining area environmentally constrained. Portions of the northerly boundary of the property will remain wooded in the R-4 zone. No bulk variances are required for the project using the Industrial Zone bulk standards. No structures are located within the residential zone.

Retaining walls up to 7 ft. high are proposed around the perimeter of the development and are outside of the flood elevation. Timber guiderail will be installed on the wall with plantings. The on-site drainage system will be located throughout the site and routed to an underground environmental/storage piping system. All proposed utilities will be located underground. All proposed building lighting will contain light shields to prevent "spillage" onto neighboring properties although they are mounted on poles above the walls. The site will contain a dumpster enclosure and area for recyclables.

The Police Department submitted a referral form to the Board indicating they would like the ingress/egress to be relocated. Board Engineer Statile indicated he would like to obtain the electronic files from Mr. Eichenlaub to check fire and commercial truck stencils, and suggest alternate (two driveway) site circulation versus what is being proposed by the applicant. He also suggested that this is not the only drainage/site design that could be offered, where other surface drainage storage systems could reduce the overall intensity of the development, and not require high retaining walls.

Board members questioned Mr. Eichenlaub regarding stormwater management, construction duration, truck routing locations for soil import, on-site stormwater design, flooding conditions during Hurricane Irene.

OPEN MEETING TO PUBLIC (Questions to the engineer): Marisa Cefali, 6 Mason Place, asked about the import of soil and previous debris dumped on-site.

James Mallet, 34 Lake Drive, asked about the retaining walls surrounding the development.

Antonio Xavier, 38 Esplande, asked if FEMA will be changing the flood elevation of the property, what a “setback” means, what lighting mitigation measures would be taken, and if the property meets the bulk regulations.

The application was carried to the June 25, 2013 Public Hearing.

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

Respectfully submitted,

Christie Wyssenski, Deputy Board Secretary