

MINUTES OF THE SEPTEMBER 24, 2013 PLANNING BOARD
BOROUGH HALL, BOROUGH OF HILLSDALE

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

MEMBERS ABSENT: Councilman DeGise, E. Lichtstein, M. Kates

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.

OPEN TO PUBLIC: As no one wished to speak, the meeting was closed to the public.

MINUTES

The September 11, 2013 meeting minutes were approved by the Board.

RESOLUTIONS:

PZ-02 -13, Anchor Fence

Mr. Ritvo, Esq. prepared a resolution to approve the site plan application with variances for Anchor Fence. Mr. Horvath made a motion to approve the resolution, seconded by Mr. Alter. The Board voted unanimously to approve the resolution, with the exception of Mayor Arnowitz who was ineligible to vote on the application.

COMPLETENESS REVIEW:

PZ-9-13, Laurjo Construction Co. & Joseph Gassib, Applicant and Owner, Block 1109, Lots 2 & 3, 46 Beechwood Drive, Bulk Variance Application for lot width and frontage

The application was deemed complete by the Board Engineer and thereafter scheduled for a Public Hearing on December 4, 2013.

PZ-12-13, Zarsion Jinhui, Block 102, Lot 1, 90 Wierimus Road, Major Subdivision with Variances Application

The application will be listed for completeness of the October 9, 2013 agenda of the Board.

PUBLIC HEARINGS:

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.

The applicant's attorney requested an adjournment of the application. The Board listed the application for a public hearing on November 26, 2013.

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

Donald Oriolo, the applicant was present to appeal the decision of the Zoning Officer regarding an 8 ft. high stockade fence along the north property line. Mr. Oriolo purchased the home in December 2002 and presented a partial, unsigned boundary survey (no certifications) which included a fence. He stated did not obtain a new survey when he purchased the property in 2002. Mr. Oriolo testified that the fence was damaged during Hurricane Sandy and he was repairing the damaged and power washing the fence when stopped by Zoning Official Keith Durie. He was informed to completely remove the fence to comply with the current zoning ordinance. Mr. Oriolo refused and filed for a zoning permit and was denied. He is now before the Board to appeal that decision.

He then submitted photographs from the Spring 2002 when his brother purchased the adjacent home to the north. Mr. Oriolo testified that the photo showed vegetation over the entire fence. He presented an after photo with the vegetation removed to make a comparison. The fence ordinance was changed in 2009 limiting the permissible fence height to 4 ft. from 6 ft.

Mr. Statile, the Board Engineer was in possession of a survey/site plan submitted by his brother on the adjacent lot for the construction for a new dwelling which only called for a 4 ft. high chain link fence along the subject property line. Mr. Oriolo disputed the survey information as being incomplete.

OPEN TO THE PUBLIC: As no one wished to speak, the meeting was closed to the public.

Mr. Giancarlo made a motion to approve the application. Mr. Horvath seconded the motion. The Board voted in favor of the application finding the fence pre-existed the change in the zoning ordinance.

The meeting was adjourned at 8:15 pm.

Respectfully submitted,

Christie Wyssenski, Deputy Board Secretary