

**Borough of Hillsdale
Ordinance No. 11-16
(Adoption)**

**Title: Amending Chapter 310, General Regulations, of the Code Book of
the Borough of Hillsdale**

SECTION 1: Add Section 310-54C as follows:

In the R-1, R-2, R-3 and R-4 zones, roofed and unroofed front porches, entry platforms and/or associated stoops and steps shall be permitted to encroach into the required front yard setback area a maximum of 8 Ft. The area of the porch, platform, stoops or steps that is permitted to encroach in the front yard setback area shall not exceed 40 SF. The roofed or unroofed front porch, entry platform and/or associated steps must be attached to a ~~principal structure~~ *one family* dwelling that meets the required front yard setback. *The 8 ft encroachment shall only be permitted where the one family dwelling meets the required front yard setback for the zone in which it is located.* Where such a ~~projection~~ *encroachment* is proposed, the structure or improvement that is projecting into the front yard setback area shall not have a width in excess of 10 ft. The improvement that is encroaching into the front yard setback area shall be a one-story structure. There shall not be a story above the improvement or a basement or cellar beneath it.

SECTION 2. Prior Inconsistent Ordinances Superseded. All ordinances or parts of ordinances contrary to or inconsistent with this ordinance are hereby superseded.

SECTION 3. Invalidity. If any section or provision of this Ordinance be adjudged invalid or unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the same shall not affect the validity of the ordinance as a whole or any other section or provision hereof.

| Council member | Motion | Second | Yes | No | Absent | Abstain |
|--------------------|--------|--------|-----|----|--------|---------|
| DeJoseph, Jonathan | | | | | x | |
| Frank, Douglas | | x | x | | | |
| Giancarlo, Michael | x | | x | | | |
| Hanlon, Marie | | | x | | | |
| Schiavone, Donna | | | x | | | |
| Weinstein, Andrew | | | x | | | |

Adopted: September 6, 2011

Attest:

Mayor Max Arnowitz

Robert P. Sandt, RMC
Municipal Clerk