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NEW YORK

January 18, 2024

Chairwoman Meredith Kates
and Members of the Planning Board
Borough of Hillsdale
380 Hillsdale Ave.
Hillsdale, NJ 07642

Dear Chairwoman Kates and Members of the Board:

We are pleased to submit the attached 2023 Annual Report of variance applications under Section 70.1 of the Municipal Land Use Law. The statute requires that the Board review its applications and appeals for variances at least once per year. The Board then shall prepare and adopt by resolution a report on its findings on zoning ordinance provisions that were the subject of variance request and its recommendations (if any) for zoning ordinance amendment or revisions. The Land Use Law also requires that the Board send copies of the report and resolution to the governing body.

The attached report provides two different summary tables of the year's variance applications; all information is from the memorializing resolutions adopted January 1, 2023 through December 31, 2023. There does not appear to be a large number of variance requests in any particular category.

We look forward to discussing the Annual Report at a future Planning Board meeting.

Thank you.

Very truly yours,

C. P. STATILE, P.A.

(original signed)

Christopher P. Statile, P.E.
Board Engineer

Encls.
1120.052

BOROUGH OF HILLSDALE
2023 Annual Planning/Zoning Report on Variance Applications

Table of Variance Application Decisions

Application Number	Variance Type Approved	Block/ Lot	Zone District	Address	Applicant Name	Resolution Date	Variance Approved/ Denied
PZ-03-22	Fence Height	404/1	R-2	34 Fairhaven Drive	Rosillo	March 9, 2023	Approved
PZ-11-22	Side Yard Setback (Generator)	1706/23	R-3	39 Hopkins Street	Buesser	April 25, 2023	Approved
PZ-01-23	Front Yard Setback	1604/6	R-4	5 Howell Avenue	Bell	April 25, 2023	Approved
PZ-09-22	Swimming Pool Setback	1007/6	R-4	42 Parkview Drive	Padovan	April 25, 2023	Approved
PZ-02-23	Side Yard Setback, Rear Yard Setback, Impervious Coverage, Building Coverage	704/11	R-3	79 Beech Street	Sayers	December 4, 2023	Approved

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Summary of Variance Application Decisions

<u>“C”/Bulk Variances</u>			
<u>Variance Type</u>	<u>Number Approved</u>	<u>Number Denied</u>	<u>Total</u>
Front Yard Setback	1	0	1
Side Yard Setback	2	0	2
Combined Side Yard Setback	0	0	0
Rear Yard Setback	1	0	1
Impervious Coverage	1	0	1
Building Coverage	1	0	1
Swimming Pool Setback	1	0	1
Fence Height	1	0	1
<u>“D”/Use Variance</u>			
Use Variance (d1)	0	0	0
Non-Conforming Use (d2)	0	0	0
Conditional Use (d3)	0	0	0
Floor Area Ratio (d4)	0	0	0
Density (d5)	0	0	0
Height Variance (d6)	0	0	0
<u>Appeals/Interpretations</u>			
Appeal Admin. Officer Decision	0	0	0
Ordinance/Map Interpretation	0	0	0