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NEW YORK

March 7, 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.

However, the Board may wish to consider recommending to the Mayor and Council a change to the fence regulations to only permit 50% open fences in the front yard space, versus solid fences, to wit:

“Fences shall not be permitted in the front yard of the lot (as defined under Section 310-4, except that a fence not exceeding four feet in height and which is at least 50% open and visually unobstructed (i.e. split rail, open picket) shall be permitted.”

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

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