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NEW YORK, NY

May 9, 2022

Chairman Dewey Burleson
and Members of the Planning Board
Borough of Hillsdale
380 Hillsdale Ave.
Hillsdale, NJ 07642

Regarding: **Block 605, Lot 17, Borough of Hillsdale**
271 Pascack Road: Minor Subdivision with Variance Application PZ 05-2022
Roger Gross: Owner & Applicant

Dear Chairman Burleson and Members of the Board:

We are in receipt of an application for a Minor Subdivision with bulk variances, as well photographs and an engineering plan. The Minor Subdivision plan is prepared by Lantelme, Kurens & Associates, P.C. and consists of one sheet dated February 22, 2022.

It appears that the application is for a Minor Subdivision with bulk or (c) variances due to lack of frontage.

General Site Description

Lot 17 consists of 57,109 SF (1.31 acres) and is located on the north side of Pascack Road, west of the Jolen Drive intersection, in the R-2 Residential Zone District (minimum lot size 15,000 SF). The lot is irregularly shaped and is improved with a two-story frame dwelling and two accessory structures. A long, gravel drive provides access from Pascack Road to the dwelling.

The existing dwelling encroaches into the required rear yard setback area.

Application

The applicant proposes subdivide Lot 17 into two lots identified as Proposed Lots 17 and 17.01. The existing dwelling and accessory structure will be located on Proposed Lot 17.01, which will contain 39,106 SF. Proposed Lot 17 will front on Pascack Road and contain 16,518 SF. No new structures are shown on Proposed Lot 17. A 13.5 ft. road widening easement to the County is shown along the frontage of Proposed Lot 17.

Both proposed lots will exceed the lot area requirements and meet most other bulk regulations. However, Proposed Lot 17.01 will not have frontage on a public road. An access easement, measuring approximately 150 ft. in length, is proposed in the area of the existing gravel

driveway, along the eastern (right side) property line of Proposed Lot 17. The easement will provide access from Pascack Road to Proposed Lot 17.01.

Completeness Review

The application was reviewed against the Checklist for Variance Applications. The following items are deficient:

1. Streets and Streams within 500 ft. A waiver may be sought.
2. The bulk table needs to be updated to include a variance from N.J.S.A. 40:55D-35.

With the addition of the above, the application is complete and may be scheduled for a public hearing at this time.

Zoning Review

The submitted plans include a bulk table. The following variances are required:

Proposed Variances

1. **Frontage Proposed Lot 17.01, Ordinance 310-55B:** No frontage on a public road.
2. **Planning Variance Pursuant to N.J.S.A. 40:55D-35:** Building lot does not abut a street.
3. **Rear Yard Setback, Proposed Lot 17.01:** 43.3 ft. existing vs. 50 ft. required, a difference of 6.7 ft. This is an existing nonconformity.
4. **Frontage, Proposed Lot 17.01:** 0 ft. proposed vs. 100 ft. required, a difference of 100 ft.

General Comments

1. The applicant is requesting a Minor Subdivision with Variance for a new lot without street frontage. Minor subdivisions do not require public notice.
2. The plans shows two building envelopes for future dwellings.
3. Under Ordinance Section 310-86E(2), a site plan is required showing proposed dwellings, utilities, driveways, stormwater management, grading etc. Improvements under Part 5 "Subdivision and Site Plan Review" of the ordinance can be required by the Board.

4. The Hillsdale Fire Officials should review the subdivision plan for their ability to adequately address emergencies on the rear new lot. The existing gravel driveway is not being improved via this application.
5. The Hillsdale Police Department should review the application to ensure they will have adequate visibility of the rear lot to observe incidences or emergencies.
6. Overhead electric, telephone, and CCTV lines are shown but not within an easement.
7. Sanitary sewerage, public water & gas service lines are not shown but which are available in Pascack Road.
8. Stormwater management will be required for the new dwellings at such time that Plot Plans are submitted for Soil Movement Permits.
9. A waiver from the Bergen County Planning Board should be obtained.
10. The Master Plan does not recognize or encourage the development of "panhandle" lots. The applicant is responsible for providing testimony in support of the variance requests.

We trust these comments assist the Board members in their review of this application.

Very truly yours,

C. P. STATILE, P.A.

(original signed)

Christopher P. Statile, P.E.
Planning Board Engineer

CPS/mr

cc: Roger Gross, Applicant & Owner
Christopher Lantelme, Engineer
Stephen Sinisi, Esq., Attorney
1120.052/Subdivision