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NEW YORK, NY

May 5, 2020

Chairman Michael Giancarlo  
and Members of the Planning Board  
Borough of Hillsdale  
380 Hillsdale Avenue  
Hillsdale, NJ 07642

Regarding: **Block 1212, Lot 15.02, Borough of Hillsdale**  
**305 Patterson Street**  
**Amended Site Plan with Variances Application PZ-02- 20**  
**305 Patterson Street, LLC:**

Dear Chairman Giancarlo and Members of the Board:

We are in receipt of an application for an Amended Site Plan with Variance, and associated plans that were submitted to the Borough on February 27, 2020. The applicant submitted engineering plans and an architectural drawing with the application.

The engineering plans are prepared by Dresdner Robin and consist of the following four sheets dated February 6, 2020:

- Sheet 1 of 4, entitled "Cover Sheet."
- Sheet 2 of 4, entitled "Site Plan."
- Sheet 3 of 4 entitled, "Northern Carport Plan."
- Sheet 4 of 4 entitled "Southern Carport Plan."

The architectural plan consists of one sheet prepared by Zampolin & Associates and dated February 12, 2020.

The application is to amend an approved Site Plan. Variances are needed.

The Mayor and Council Representative must recuse themselves from the application deliberations due to the use variance being sought.

### **General Site Description**

The property is located on Patterson Street, just north of the industrial area. Lot 15.02 consists of 372,874 SF (8.56 acres). The Hillsdale Planning Board granted Preliminary and Final Site Plan approval with use and bulk variances as memorialized in Resolution #2017-09 dated April 25, 2017. The approval is for a 40-unit residential development with 78 parking spaces. The current plans show 69 surface parking spaces and 27 carport spaces.

The site has environmental constraints. The Pascack Brook forms the western property border. The 300 ft. Flood Hazard Area Buffer is located in the south western corner of the property. There are also Freshwater Wetlands in the lot with a 75 ft. Transition Area.

A Letter of Interpretation (LOI) was issued by the NJDEP, and three NJDEP permits were obtained by the applicant on or about July 6, 2011. These State permits have no bearing on the Board's consideration of the application in the context of municipal land use. It is the applicant's obligation to seek whatever environmental permits are required *after* the Board's deliberations and site plan approval with reasonable conditions.

### **The Application**

The applicant proposes to construct carport structures over two of the approved surface parking locations. Both "northern" and "southern" carport locations are proposed. The northern carport location covers 15 of the 17 parking spaces in the northernmost row of parking. The eastern most edge of the northern carport area is located approximately 11 ft. from the property line and the western portion is approximately 90 ft. from the property line of the adjacent single family residential property.

The proposed southern carport location covers 10 surface parking spaces. Its eastern edge is located about 51 ft. from the Patterson Street property line, and its southern edge is located approximately 25 ft. from the easterly bank of the brook.

The carport coverings have a height of 13.5 ft. for the length of the surface parking area, with decorative roofing extending the height to 15 ft. at the ends of the parking areas.

It does not appear that the applicant is proposing any modifications to the residential building. The only revisions are the proposed addition of the northern and southern carports.

## Completeness Review

The application is considered a Major Site Plan and was reviewed against the requirements contained in Land Use Section 310-88, 89, 91 & 92 for Major Site Plan approval, as well as the completeness requirements for variance applications. The following items are deficient:

### 310-88

1. Referrals to departments and proof by affidavit that the referrals were made.

### 310-89

1. Drainage within 500 ft. May be waived.
2. Photographs of the current property in question and surrounding properties. Must be provided at public hearing.

The following items *may be* required as a condition of approval:

1. 310-91F (1): Amend Developer's Agreement (to be incorporated with a resolution).
2. 310-91F (2): Amend Performance guaranty for dedicated improvements and site safety (to be incorporated with a resolution).
3. 310-91F (3): Amend Maintenance guaranty for dedicated and on-site drainage improvements (to be incorporated with a resolution).

The application may be deemed complete for a public hearing upon consent of the Board.

## Zoning Review

The engineering plans include a bulk table, which indicates that "c" or bulk variances are required, which is accurate.

However, the use variance application for this property was approved based on the submitted plans and proposed improvements to the site. The carports were not part of the discussion or analysis at that time. Therefore, we believe that a use variance is needed for the carport application, **but will defer to the Board Attorney for a final determination.**

### Proposed

1. **Sec 310-55H(2)** – Accessory buildings shall not be located in the required front yard.

### General Comments

We offer general comments on the plans as follows:

1. The site plan must be revised to show the new building in the front yard which encloses the water meter. The building is not considered a traditional 'hot box' to protect the water meter as depicted on the original site plans. It is an accessory structure.
2. Testimony must be provided for the need for the proposed carports and why they were not included in the original application. Per the approving resolution, the property owner Frank Meli testified that there would not be parking spaces assigned for the tenants (Resolution Page 15, Paragraph #52).
3. Testimony should be provided on the visual appearance of the carports. Particular attention is necessary for the northern carport, which is proposed approximately 11 feet from Patterson Street right-of way line.
4. The carports are located over portions of the underground detention systems. The applicant's professionals must explain how this may affect the future maintenance of the systems, and whether their submitted formal maintenance plan submitted to the Borough must be amended.
5. The carports are indicated to have gutters, but downspouts and the routing of same are not shown. While the carports occupy current impervious areas, the downspouts should be directly connected to the stormwater management system to avoid any winter icing of the parking surfaces.
6. The applicant should provide information on any lighting proposed on or near the carports. None is shown.
7. The applicant may consider adding decorative bollards along the front of the carports on the column lines to prevent trucks from striking the +/- 10 ft. high roof overhangs as they do jut out into the drive aisles.
8. The applicant has landscaped the property in compliance with the original approved site plan. The plantings were inspected by our office with the assistance of Environmental Commission member Scott Raymond, which are grateful.

The applicant will be planting many more trees and pines to satisfy their restitution under the Borough ordinance, in addition to PSEG's responsibility to plant a buffer along the southerly property line. The later should also act as a buffer against the proposed southerly carport.

9. Board members should take the opportunity to drive past the property in its current developed state to get a feeling of the visual mass of the principal building and of the proposed carports in the context of the new landscaping and existing wooded buffers.

As cautioned by the Board attorney, any such visits should be made alone and such relevance disclosed at the public hearing.

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

Very truly yours,

C. P. STATILE, PA

(Original Signed)

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

CPS/mr

cc: Ira Weiner, Esq., Applicant's Counsel  
Dresdner Robin, Site Engineer  
Nylema Nabbie, Esq, Board Attorney  
1120.052/Site Plans/Preserve at Hillsdale/Carport Application