

# CHRISTOPHER P. STATILE, P.A.

PROFESSIONAL ENGINEERS AND PLANNERS  
DESIGN CONSULTANTS  
[CPSTATILE@AOL.COM](mailto:CPSTATILE@AOL.COM)

3 FIR COURT  
OAKLAND, NJ 07436  
TELEPHONE (201) 337-7470  
FAX (201) 337-7599

NEW YORK

May 27, 2022

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

Regarding: **Block 105, Lot 4, Borough of Hillsdale**  
**79 Melville Road: Variance Application PZ 06-2022**  
**Bindu Nair & Steven Russo: Owners & Applicants**

Dear Chairman Burleson and Members of the Board:

We are in receipt of a bulk variance application, a survey, photographs and architectural drawings that were submitted to the Borough on April 11, 2022. The architectural plans are prepared by William G. Severino Architect, LLC and consist of four sheets dated February 17, 2022, *revised* to May 17, 2022. The survey is prepared by Morgan Engineering & Surveying and dated December 9, 2021.

The applicant is appealing a March 8, 2022 denial letter from the Zoning Official for construction of an addition and a deck. The application is for a "c" bulk variance due to encroachment into required setbacks and for exceeding the maximum permitted impervious coverage.

## General Site Description

Lot 4 consists of 15,000 (0.34 acre) and is located on the south side of Melville Road, east of the Craig Road intersection in the R-1 Zone District (minimum lot size 22,500 SF). It is improved with one-story frame ranch-style dwelling with a back concrete patio. An asphalt driveway provides access to Melville Rd. Various fencing and walkways are located on the property.

Lot 4 is substandard for Lot Area, Lot Width & Lot Frontage creating the noted variances. The existing improvements exceed the maximum permitted impervious coverage, and the dwelling encroaches into the required front, side and rear yard setbacks.

### Application

The applicant proposes to construct a first level addition (217 SF) that contains a new bedroom and bathroom, as well as a kitchen expansion and a new dining room. A new 366 SF rear deck, is also proposed.

If the application is approved, the dwelling would contain three bedrooms, two bathrooms, an entranceway, living room, kitchen with breakfast nook, family room, and a dining room.

The proposed deck will encroach into the rear and side yard setbacks, and the impervious coverage is further exacerbated by the proposed improvements.

### Completeness Review

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. **Rear Yard Setback:** 41.88 ft. proposed vs. 50 ft. required, a difference of 8.12 ft.
2. **Side Yard Setback (west side), Single:** 10.2 ft. proposed vs. 25 ft. required, a difference of 14.8 ft.
3. **Side Yard Setbacks, Total:** 38.5 ft. proposed vs. 40 ft. required (40% of lot width), a difference of 1.5 ft.
4. **Impervious Coverage:** 37.15% proposed vs. 30% permitted, a difference of 7.15% or 1,073 SF. (Wood decks constitute 50% of impervious coverage).

#### Existing Variances

5. **Impervious Coverage:** 37.4% vs. 30% permitted, a difference of 7.4%.
6. **Lot Area:** 15,000 SF existing vs. 22,500 SF required, a difference of 7,500 SF.
7. **Lot Width & Frontage:** 100 ft. existing vs. 150 ft. required, a difference of 50 ft.
8. **Front Yard Setback:** 53.31 ft. existing vs. 60 ft. required, a difference of 6.69 ft.
9. **Side Yard Setback, Single:** 10.2 ft. proposed vs. 25 ft. required, a difference of 14.8 ft.
10. **Side Yard Setback, Total:** 38.5 ft. proposed vs. 50 ft. required, a difference of 11.5 ft.

11. **Impervious Coverage:** 37.4% existing vs. 30% maximum permitted, a difference of 7.4% or 1,107 SF.

### General Comments

1. The bulk table must be corrected to represent correct Proposed Building Coverage with removal of the open deck. The Proposed Impervious Coverage tally must be corrected to reduce the Proposed Building Coverage for 50% of the area of the wood deck.

The combined required Side yard Setback is 40 ft. (40% of Lot Width).

2. The applicant is requesting variances in connection with a new single-story addition and deck. If a *future* 2<sup>nd</sup> story addition is made to the reconfigured dwelling, the Board may wish to consider addressing this potential in the current application.
3. The applicant is responsible for providing testimony in support of the bulk variance requests.

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

Very truly yours,

C. P. STATILE, P.A.



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

CPS/mr

cc: Bindu Nair & Steven Russo, Owners and Applicants

William Severino, Architect

Dennis Francis, Esq., Attorney

1120.052

**BOROUGH OF HILLSDALE PLANNING BOARD**  
**CHECKLIST - VARIANCE APPLICATION**

Applicant: Bindu Nair & Steve Russo  
Address: 79 Melville Road  
Block: 105      Lot: 4  
Date: May 27, 2022

- A completed application form. [Obtain a form from the Building Department]
- A copy of the Land Use Officer's denial of your building permit application. This is usually the letter refusing to issue you a building permit. [Obtain this from the Building Department]
- A copy of the tax map indicating the subject property. [Obtain this from the Building Department]
- Sixteen (16) copies of the ground and typical floor plan of the existing building, and proposed additions or changes with all necessary measurements, as were submitted to the Land Use Officer.
- Sixteen (16) copies of a current property survey of the premises in question with all relevant proposed dimensions certified by a licensed Professional Engineer or Land Surveyor in the State of New Jersey. The surveyor or engineer only must show the proposed changes (i.e. new addition, deck, shed, fence) to your survey, with relevant dimensions.  
  
The property owner or architect may not change, add or adulterate the survey in any manner. The survey should include a bulk table showing the existing and proposed zoning requirements for the subject property. All sixteen (16) copies of the survey must have a raised seal by the surveyor or engineer's signature.
- A certificate from the Tax Collector stating whether any taxes or assessments for local improvements are due or delinquent. [Obtain this from the Tax Collector]
- Submit the filing fee as required by the Hillsdale Land Use Ordinance.
- Statement of reasons for seeking the variance. [This may be a separate attachment to the application form]
- Photographs of the property in question and of all adjacent properties. The applicant's name and the property address should be marked on the photograph.