

	<p align="center">PLANNING BOARD APPLICATION FORM</p>	<p align="center">380 Hillsdale Avenue Hillsdale, New Jersey 07642 201-666-4800 (main)</p>
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This application with supporting documentation must be filed with the Deputy Secretary to the Board and must be delivered to Borough Departments and Board Professionals for review at least ten business days prior to the public meeting at which the application is to be considered. Only the applicant who represents themselves, or the applicant's legal counsel may address the Board at the public hearing. The applicant's professionals will be qualified, and called to testify by the Board.

For Planning Board Use Only			
Date Filed: <u>3-19-24</u>		Application No.	<u>P2-06-24</u>
Application Filing Fee Check #	Filing Fee Amount:	Escrow Check #	Escrow Deposit Amount:
Scheduled for:			
Review of Completeness		Hearing Date (s)	

1. SUBJECT PROPERTY

Location 5 Strawberry Hill Rd Hillsdale, NJ 07642
 Tax Map Page ~~114~~ 123 Block 2201 Lot(s) 12
 Property Dimensions Frontage 100 Depth 125 Total Area 12,500
 Zoning District R-2

2. APPLICANT

Name Marianne Illian
 Address 5 Strawberry Hill Rd, Hillsdale 07642
 Telephone Number 201-722-9336 Email Address illian5@verizon.net
 Applicant is a: Corporation Partnership Individual(s)

3. OWNER

If the above Applicant is not the property owner(s), provide the following information for the Owner(s):

Owner's Name Same
 Address _____
 Telephone Number _____
 Email Address _____

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4. APPLICANT'S ATTORNEY NA

Name _____

Address _____

Telephone Number _____ Fax Number _____

Email Address _____

5. APPLICANT'S ENGINEER NA

Name _____

Address _____

Telephone Number _____ Fax Number _____

Email Address _____

6. OTHER EXPERTS NA

List any other Expert who will submit a report or who will testify for the Applicant: [Attach additional sheets as may be necessary]

Name _____

Field of Expertise _____

Address _____

Telephone Number _____ Fax Number _____

Email Address _____

7. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING: NA

SUBDIVISION:

____ Minor Subdivision Approval _____ Subdivision Approval [Preliminary]

____ Subdivision Approval [Final]

Number of lots to be created (including remainder lot) _____

Number of proposed dwelling units (if applicable) _____

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SITE PLAN:

_____ Minor Site Plan Approval

_____ Preliminary Site Plan Approval

_____ Final Site Plan Approval

_____ Amendment or Revision to an Approved Site Plan

Area to be disturbed (square feet) _____ Total number of proposed dwelling units _____

_____ Request for Waiver from Site Plan Review and Approval

Reason for request:

VARIANCE:

_____ Appeal decision of an Administrative Officer [N.J.S. 40:55D-70a]

_____ Map or Ordinance Interpretation of Special Question [N.J.S. 40:55D-70b]

Variance Relief (hardship) [N.J.S. 40:55D-70c(1)]

_____ Variance Relief (substantial benefit) [N.J.S. 40:55D-70c(2)]

_____ Variance Relief (use) [N.J.S. 40:55D-70d]

MISCELLANEOUS:

_____ Informal Review

_____ Conditional Use Approval [N.J.S. 40:55D-67]

_____ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S. 40:55D-34]

_____ Direct issuance of a permit for a lot lacking street frontage [N.J.S. 40:55D-35]

8. Section(s) of Ordinance from which a variance is requested:

310-56 Fences

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9. Waivers Requested of Development Standards and/or Submission Requirements: [attach additional pages as needed]

I currently have an existing 5ft wood fence along the front, side (Ruckman Rd) and a slight diagonal on the back corner. I would like to replace it with a 6ft white PVC fence. The fence will not go beyond the set back along the front of the property. Due to the ordinance change I need to apply for a variance.

10. Explain in detail the exact nature of the application and changes to be made at the premises, including the proposed use of the premises: (attached pages as needed)

I currently have an existing 5ft wood fence along the front, side (Ruckman Rd) and a slight diagonal on the back corner. I would like to replace it with a 6ft white PVC fence. The fence will not go beyond the set back along the front of the property. Due to the ordinance change I need to apply for a variance.

11. Have proposed lots numbers been reviewed by the Tax Assessor to determine appropriate lot and block numbers? Yes - see attached

12. Are any off-tract improvements required or proposed? No

13. Is the subdivision to be filed by Deed or Plat? No

14. Indicate other approvals which are required and date plans submitted:

	Yes	No	Date Plans Submitted
Bergen County Utilities Authority			
Bergen County Planning Board			
Bergen County Soil Conservation District			
New Jersey Department of Environmental Protection			
Sewer Extension Permit			
Sanitary Sewer Connection Permit			
Stream Encroachment Permit			
Wetlands Delineation			
Wetlands Permit			
Transition Area Waiver			
Potable Water Construction Permit			
Other			
New Jersey Highway Authority			
Public Service Electric & Gas Company			

15. Provide Certification from the Tax Collector that all taxes due on the subject property have been paid.

Yes No

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16. PROPERTY INFORMATION

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes [attach copies] No Proposed

Note: All deed restrictions, covenants, easements, association by-laws, existing or proposed must be submitted for review.

Present use of the premises: Single family household

17. Has the property been subject to any prior variance applications to your knowledge?

Yes. Date of Approval/Denial _____ No

If yes, please explain in detail any prior applications:

18. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).

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19. APPLICATION REFERRALS (SITE PLAN/SUBDIVISION APPLICATIONS ONLY)

It is the responsibility of the applicant under Section 310-88 of the municipal ordinances to mail or deliver copies of department referral forms to the Borough Hall, including the application form and all supporting plans and documents to the various Borough Departments and professional staff to which the application is submitted for their review. This documentation must be received by the departments and professional staff at least 30 calendar days prior to the public meeting at which the application is to be considered, otherwise the application will be deemed incomplete. Referral forms are available at the Borough Hall with this application.

Quantity	Description of Item
_____	_____
_____	_____

Copies of each Referral Form, and Preliminary Site Plan or Subdivision Application documents shall be forwarded to the Borough Hall for the following:

- a. Land Use Officer
- b. Borough Engineer (if different than Planning Board Engineer)
- c. Board of Health
- d. Police Chief
- e. Department of Public Works Superintendent
- f. Fire Prevention Bureau
- g. Recreation Commission
- h. Hillsdale Board of Education, 32 Ruckman Road, Hillsdale, NJ 07642
- i. Environmental Commission

The applicant shall produce proof by affidavit to the Board of the date such copies were sent.

BOROUGH OF
HILLSDALE
New Jersey

Steven Loesner
Zoning Official

380 Hillside Avenue
Hillsdale, New Jersey 07642
201-666-4800 (main)
201-722-2612 ext 1563 (direct)
sloesner@hillsdalenj.org

March 12, 2024

Marianne Illian
5 Strawberry Hill Rd.
Hillsdale, NJ 07642
Block 2201 Lot 12

Re: Proposed Fence

Ms. Illian,

Your application to place a six-foot-high fence on your property is *denied*. The application seeks a six-foot height where four feet is permitted. By code any lot line along a street is considered to be a front yard.

§ 310-56 Fences.

A.

No fence in any district shall exceed four feet in height above the curb level when located within 25 feet of the intersection of two street lines. For the purposes of this article, any outdoor wall other than a retaining wall shall be deemed a fence.

B.

No fence in any residential district or on a lot in any other district on which residential buildings are erected shall exceed four feet in height above ground level when located at a distance closer to any street line than the front setback line prescribed for said district, nor shall any such fence exceed six feet in height above ground level when located at a distance equal to or greater than the front setback line prescribed for said district.

[Amended 5-5-2009 by Ord. No. 09-09]

This denial may be appealed to the Hillsdale Zoning Board for a variance. The variance application is available in the construction department at borough hall or online. Please note that under state statute, this appeal must be filed with this office not later than twenty days from the date of this notice. If you have any questions, please contact this office.

Sincerely,



Steven Loesner
Zoning Official
Hillsdale, NJ 07642
201 722-2612 ext. 1563

CC: Toyna Janeiro
Planning Board Secretary

CC: Mary Williams
Building Dept.