


ORIGINAL

	<p>PLANNING BOARD APPLICATION FORM</p>	<p>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>3-14-24</u>		Application No.	<u>P2-05-24</u>
Application Filing Fee Check # <u>420</u>	Filing Fee Amount: <u>250-</u>	Escrow Check # <u>419</u>	Escrow Deposit Amount: <u>2500-</u>
Scheduled for:			
Review of Completeness		Hearing Date (s)	

1. SUBJECT PROPERTY

Location 11 Ellen Ct, Hillsdale, NJ 07642

Tax Map Page 5 Block 504 Lot(s) 7

Property Dimensions Frontage 106.83 Depth 130.73 Total Area 15,891 SF

Zoning District R-2

2. APPLICANT

Name Antero & Katelyn Cortes

Address 11 Ellen Ct, Hillsdale, NJ 07642

Telephone Number 201-294-5832 Email Address antero.cortes@gmail.com

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 N/A

Address _____

Telephone Number _____

Email Address _____

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4. APPLICANT'S ATTORNEY

Name N/A

Address _____

Telephone Number _____ Fax Number _____

Email Address _____

5. APPLICANT'S ENGINEER

Name N/A

Address _____

Telephone Number _____ Fax Number _____

Email Address _____

6. OTHER EXPERTS

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

Name Guitano Mione (Patio Paradise)

Field of Expertise HIC Contractor, Hardscape & Outdoor Specialist

Address 1709 Lakeside Dr South, Forked River, NJ 08731

Telephone Number 609-233-0695 Fax Number _____

Email Address patioParadisennjpa@gmail.com

7. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION: N/A

____ 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:

N/A

___ 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: N/A

___ 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:

310-55: Regulations applicable to all districts

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

N/A

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)

See attached

11. Have proposed lots numbers been reviewed by the Tax Assessor to determine appropriate lot and block numbers? N/A

12. Are any off-tract improvements required or proposed? N/A

13. Is the subdivision to be filed by Deed or Plat? N/A

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

	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: Personal home.

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).

N/A

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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
_____	N/A
_____	_____

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.

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20. ADVERTISEMENT (Do not publish the notice or serve affidavits **until the application has been deemed complete** by the Board.)

Obtain list of affected property owners within 200 ft. from the Borough Tax Assessor. The Tax Assessor has 7 days to provide this information. You should contact the Tax Assessor's office as soon as possible to receive your list of affected property owners. There is a \$ 10 fee for this list.

A copy of the Notice must appear in the official newspaper of the Borough and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinances from which relief is sought, if applicable (see attached Sample Public Notice).

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Deputy Secretary for the hearing.

An affidavit of service on all property owners and a proof of publication must be filed with the Planning Board Attorney no less than 5 business days prior to the hearing date, the hearing can proceed.

21. DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55-D48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. [Attach pages as necessary to fully comply.]

Name N/A

 Address _____

 Interest _____

Antero and Katelyn Cortes
11 Ellen Court
Hillsdale, NJ 07642

Variance Application - #10

#10: Explain in detail the nature of the application and changes to be made at the premises, including the proposed use of the premises:

- We are proposing a covered "patio or pavilion" type structure attached to our house. This would provide us an opportunity to utilize our area year-round.
- Renderings are included for review as part of this application.
- The covered portion specifically is the need for the variance as we run into a rear-yard setback issue.

Antero and Katelyn Cortes
11 Ellen Court
Hillsdale, NJ 07642

Hardship Reason

- We face a setback concerning the rear yard, as our home's positioning restricts our use of a portion of the backyard for our project.
- Our ultimate goal is to add both value and practicality to our home, allowing us to fully enjoy the space.
- Considering the expenses and labor involved in constructing a patio, we seek to incorporate a covered area to make year-round use possible, even during rainy weather. This is a significant benefit for hosting our children's birthday parties, gatherings with neighbors, and family events.
- Covid heightened our awareness and increased our desire to create an outdoor space where elderly relatives can comfortably attend functions.
- As parents of young children, we aim to provide a shaded area for their outdoor playtime, shielding them from excessive sun exposure.
- Our 3-year-old son has been diagnosed with eczema. Overheating/Sweating is a big trigger for eczema so having a covered area while still providing the opportunity for fresh air is ideal.
- We have already discussed our plans with our surrounding neighbors and have confirmed their support.
- We are confident that enhancing our home's outdoor space will not only benefit us but also increase property values in our neighborhood.

BOROUGH OF
HILLSDALE
New Jersey

Steven Loesner
Zoning Official

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

February 29, 2024

Antero Cortes
11 Ellen Ct.
Hillsdale, NJ 07642
Block 504 Lot 7 Zone R-2

Re: Proposed Addition

Mr. Cortes,

Your zoning application for 600sqft. addition to your residence is *denied*. The submitted survey indicates a 26-foot set back to the rear property line where 50 feet is required.

310-55 Regulations applicable to all districts.

[Amended 12-13-1977 by Ord. 77-14; 7-10-1990 by Ord. No. 90-10]

Except as hereinafter provided, the following general regulations shall apply in all districts:

A.

General. No building shall hereafter be erected and no existing building shall be moved, structurally altered, rebuilt, added to or enlarged, unless it shall conform to the requirements of this chapter. No land shall be used for any purpose other than for a permitted use under this chapter and in conformity with the requirements of the Schedule of Uses and Requirements.¹¹¹ No yard or other required open space contiguous to any building shall be encroached upon or reduced in any manner, except in conformity to the setbacks, lot area, building location, percentage of lot coverage, off-street parking space and all other regulations designated in the said Schedule and this chapter for the district in which it is located. Any unlawful encroachment or reduction shall constitute a violation of this chapter, and any building permit, use permit and any other permit granted therefor shall, upon determination of such violation, be void.

This decision may be appealed to the Hillsdale Zoning Board or you may apply 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.

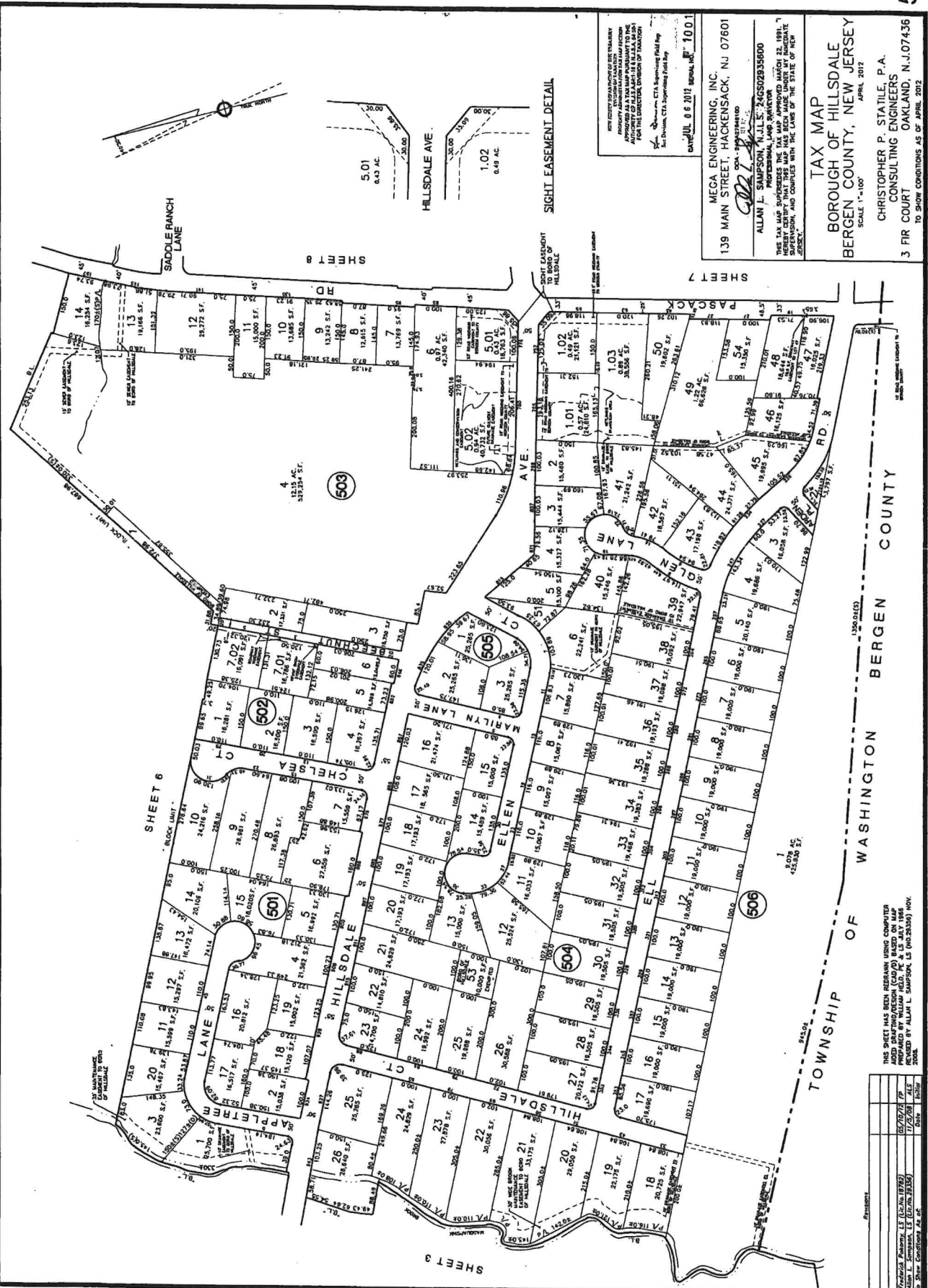
Sincerely,



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

CC: Toyna Janeiro
Planning Board Secretary

CC: Mary Williams
Building Dept.



NEW JERSEY DEPARTMENT OF TREASURY
PROPERTY ADMINISTRATION TAX MAP SECTION
OFFICE OF ALLIANCE HILLSDALE TO THE
DIRECTOR OF TAX MAPS
FOR THE DIRECTOR, DIVISION OF TAXATION
By: Division, CTR, Supervising Field Rep
DATE: JUL 06 2011 SERIAL NO. 1001

MEGA ENGINEERING, INC.
139 MAIN STREET, HACKENSACK, NJ 07601
ALLAN L. SAMPSON, P.E., 246502935800
PROFESSIONAL LAND SURVEYOR
THIS TAX MAP SUPERSEDES THE TAX MAP APPROVED MARCH 22, 1991,
AND IS SUBJECT TO THE SUPERVISION AND CONTROL OF THE STATE
SUPERVISOR, AND COMPLETES WITH THE LAWS OF THE STATE OF NEW
JERSEY.

TAX MAP
BOROUGH OF HILLSDALE
BERGEN COUNTY, NEW JERSEY
SCALE: 1"=100'
CHRISTOPHER P. STATILE, P.A.
CONSULTING ENGINEERS
3 FIR COURT
OAKLAND, N.J. 07436
TO SHOW CONDITIONS AS OF APRIL 2012

THIS SHEET HAS BEEN REDRANK USING COMPUTER
AIDED DRAFTING/DESIGN (CAD) BASED ON MAP
REVISIONS AND/OR CHANGES TO THE MAP
REVIEWED BY: ALLAN L. SAMPSON, L.S. (010-23-350) NOV.
2008

Revised	Date	Initial
05/20/12	05/20/12	ALS
07/20/12	07/20/12	ALS