	<p align="center">PLANNING BOARD APPLICATION FORM</p>	<p align="right">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>10-19-23</u>		Application No. <u>P2-05-23</u>	
Application Filing Fee Check # <u>1957</u>	Filing Fee Amount: <u>\$750-</u>	Escrow Check # <u>1958</u>	Escrow Deposit Amount: <u>\$6000-</u>
Scheduled for:			
Review of Completeness		Hearing Date (s)	

1. SUBJECT PROPERTY

Location 307 EVERGREEN STREET
 Tax Map Page _____ Block 1022 Lot(s) 4
 Property Dimensions Frontage 75.0 Depth 100.0' Total Area 7500 SF
 Zoning District R4

2. APPLICANT

Name IRENE DAVID REVOCABLE TRUST
 Address 307 EVERGREEN ST. HUDDALE, NJ 07642
 Telephone Number 347 804 0943 Email Address EDAN@NYC.ORGMAIL.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 SAME AS ABOVE
 Address _____
 Telephone Number _____
 Email Address _____

HILLSDALE PLANNING BOARD APPLICATION

4. APPLICANT'S ATTORNEY

Name NOT APPLICABLE

Address _____

Telephone Number _____ Fax Number _____

Email Address _____

5. APPLICANT'S ENGINEER

Name CHRISTOPHER LANTIERE

Address 101 W 8th St. Hillsdale NJ 07032

Telephone Number 201 666 2450 Fax Number 201 666 9745

Email Address CML@EXPLOREON.NET DEEREN COUNTY SURVEYOR.COM

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 BETH J. DRUNO AIA.

Field of Expertise ARCHITECTURE.

Address 29 Pasadena Rd. Park Ridge NJ 07650

Telephone Number 201 307 1115 Fax Number 201 307 1115

Email Address BETH@DRUNO AIA.COM

7. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

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) _____~~

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:

30.55 SCHEDULE OF USES & REQUIREMENTS

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

None

HILLSDALE PLANNING BOARD APPLICATION

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

NOT APPLICABLE

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)

REFER TO ATTACHMENT #1.

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

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

13. Is the subdivision to be filed by Deed or Plat? NOT APPLICABLE

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	/		<u>TEO</u>
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

HILLSDALE PLANNING BOARD APPLICATION

16. PROPERTY INFORMATION

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

Yes [attach copies]

No *

Proposed

* NONE KNOWN

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

Present use of the premises: SINGLE FAMILY RESIDENTIAL

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).

REFER TO ATTACHMENT #1.

JOSEPH J. BRUNO, AIA

ARCHITECT

MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

29 PASCACK ROAD

PARK RIDGE, NEW JERSEY 07656

TELEPHONE/ FACSIMILE 201-307-1115

LICENSE NO. AI10379

ATTACHMENT #1
ADDITION AND ALTERATIONS TO THE
DAVIS RESIDENCE
307 EVERGREEN STREET
HILLSDALE, NEW JERSEY

OCTOBER 8, 2023

THE NATURE OF THE APPLICATION IS AS FOLLOWS:

THE OWNER WISHES TO BUILD A NEW ADDITION TO THE EXISTING SPLIT LEVEL STYLE RESIDENCE TO ACCOMMODATE THE FOLLOWING:

- MASTER BEDROOM SUITE AT THE FIRST FLOOR TO ALLOW MRS. DAVIS TO "AGE IN PLACE".
- FAMILY ROOM.
- LAUNDRY and POWDER ROOM.
- EXPANDED ATACHED GARAGE TO ACCOMMODATE A HANDICAP ACCESSIBLE VAN.
- DECK and COVERED PATIO.
- FRONT PORCH.
- NEW BEDROOM AND BATH AT THE SECOND FLOOR.
- THE FIRST FLOOR WILL BE MODIFIED and EXPANDED AS INDICATED ON THE FLOOR PLAN.
- NEW MASTER BATH AND CLOSET AT THE UPPER FLOOR (TO ACCOMMODATE MR. DAVIS AS HE WILL BE HIS MOM'S CAREGIVER).

THE FOLLOWING VARIANCES ARE REQUIRED:

1. THE MINIMUM SIDE YARD SETBACK IS 10.00'. THE PROPOSED SIDE YARD SETBACK IS 9.0'.
2. THE MINIMUM FRONT YARD SETBACK IS 30.00' THE PROPOSED FRONT YARD SETBACK IS 19.4' TO THE FRONT (EAST) WALL OF THE PROPOSED GARAGE EXPANSION.
3. THE MINIMUM REAR YARD SETBACK REQUIRED IS 25.00'. THE PROPOSED REAR YARD SETBACK IS 22.4'.
4. THE MAXIMUM PERMITTED BUILDING COVERAGE IS 25%. THE PROPOSED BUILDING COVERAGE IS 31.9%.
5. THE MAXIMUM PERMITTED IMPERVIOUS COVERAGE IS 30%. THE PROPOSED IMPERVIOUS COVERAGE IS 38.9%.
6. THE MAXIMUM PERMITTED FLOOR AREA RATIO IS 35%. THE PROPOSED FLOOR AREAS RATIO IS 43.96%.

THE VARIANCES REQUESTED MAY BE GRANTED WITHOUT SUBSTANTIALLY IMPAIRING THE INTENT OF THE ZONING ORDINANCE NOR THE MASTER PLAN FOR THE FOLLOWING REASONS:

THE SIZE OF THE INTERIOR SPACES ARE EXTREMELY MODEST BY TODAY'S HOUSING STANDARDS. THE HOME IS A SPLIT LEVEL STYLE. BOTH THE SIZE OF THE SPACES AND LEVEL CHANGES ARE NOT CONDUCTIVE AS IS FOR THE ELDERLY RESIDENT TO REMAIN IN HER HOME.

THE PURPOSES OF THE MUNICIPAL LAND USE LAW WILL BE ADVANCED AS THE PROPOSED PROJECT WILL CREATE A MORE APPROPRIATE HOUSE FOR MODERN LIFE WHILE AT THE SAME TIME IMPROVING THE STREETScape AND BECOMING MORE IN KEEPING WITH THE IMPROVED HOMES ON BOTH SIDES OF THE STREET..

THE NEGATIVE CRITERIA OF THE MUNICIPAL LAND USE LAW ARE MET AS THE PROPOSED PROJECT DOES NOT CREATE A BUILDING THAT IS OUT OF SCALE, CHARACTER, NOR SIZE WITH THE SURROUNDING PROPERTIES. THE VARIANCE MAY BE GRANTED WITHOUT SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD AND WITHOUT SUBSTANTIAL IMPAIRMENT TO THE INTENT AND PURPOSE OF THE ZONE PLAN AND ZONING ORDINANCE AS THE PROJECT WILL ACHIEVE THE DESIRED GOAL OF CONTRIBUTING TO THE IMPROVEMENT OF THE BOROUGH'S HOUSING STOCK.

THE USE OF THE PREMISES WILL REMAIN AS SINGLE FAMILY RESIDENTIAL.

HILLSDALE PLANNING BOARD APPLICATION

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
_____	<u>NOT APPLICABLE</u>
_____	_____

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.

HILLSDALE PLANNING BOARD APPLICATION

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 NOT APPLICABLE

Address _____

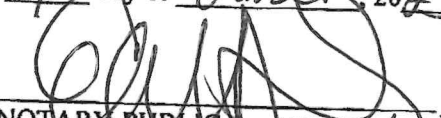
Interest _____

HILLSDALE PLANNING BOARD APPLICATION
CERTIFICATIONS

22. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

(If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this
4 day of October, 2023



NOTARY PUBLIC, ATTORNEY AT LAW
ERIC DAVIS, NEW JERSEY

Irene R. Davis Revocable Trust
Irene R. Davis
Trustee
SIGNATURE OF APPLICANT

23. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

(If the owner is a corporation this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this
4 day of October, 2023


NOTARY PUBLIC, ATTORNEY AT LAW
ERIC DAVIS, NEW JERSEY

Irene R. Davis, Revocable Trust
Irene R. Davis
Trustee
SIGNATURE OF OWNER

24. I understand that the sum of \$ (2000.00) has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Borough of Hillsdale, I further understand that the escrow account is established in accordance with State Law to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I as the applicant will be notified of the required additional amount and shall add that sum to the escrow account within fifteen days of the request from the Board.

4 Oct. 2023
Date

Irene R. Davis Trustee
SIGNATURE OF APPLICANT

To be completed by the Deputy Secretary only.

HILLSDALE PLANNING BOARD APPLICATION

Contribution Disclosure Statement

See Borough Ordinance 04-13

This Statement **must be** filed for all **variance applications** by the property owner(s), the applicants and their associates, and all professionals who provide testimony, plans, and reports in support of variance applications, all who have an enforceable proprietary interest in the property or development, or whose fee in whole or part is contingent upon the outcome of the applications.

This Statement is not required to be filed for an applicant affecting a sole single-family dwelling and/or in the event the contribution has been made in an amount equal to or less than \$400.00.

List below any and all contributions made to, or on behalf of, any candidate, candidate committee, joint candidate committees, political committee, of or pertaining to the Borough of Hillsdale, made up to four years prior to the filing of this variance application, and/or a liability or commitment assumed during the pendency of this application, and required to be reported to N.J.S.A. 19:44-1 et seq.:

Contribution*	Date	Recipient

* Value as defined in the Borough Ordinance 04-13

None

If no such contributions were made, indicate "None" by placing a check mark in the box.

BOROUGH OF
HILLSDALE
New Jersey

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

Steven Loesner
Zoning Official

August 15, 2023

ORIGINAL

Eric & Irene Davis
307 Evergreen St.
Hillsdale, NJ 07642
Block 1622 Lot 4 Zone R-4

RE: Proposed Addition

Mr. & Mrs. Davis,

Your application for the addition to your residence is *denied* for the following.

C1 Variances

1. Plans indicate a front yard setback of 19.4 ft where 30ft required.
2. Plans indicate a side yard set back of 9.0 ft where 10 ft. is required.
3. Plans indicate a rear yard setback of 22.4 ft where 25 ft is required.
4. Plans indicate building coverage of 31.9% where 25% is required.
5. Plans indicate an impervious of 38.9% where 30% is required.

D4 Variance

1. Plans indicate a Floor area of 43.96% where 35% is required.

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: Tonya Janeiro by E-Mail
Planning Board Secretary

CC: Mary Williams by E-Mail
Building Department