

JOSEPH J. BRUNO, AIA

ARCHITECT

MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

29 PASCACK ROAD

PARK RIDGE, NEW JERSEY 07656

TELEPHONE 201-307-1115

LICENSE NO. A110379

September 21, 2021

Cleary, Jacobbe, Alfieri, Jacobs, LLC
169 Ramapo Valley Road
Oakland, New Jersey 0707436

Attn.: Ms. Nylema Nabbie
Planning Board Attorney

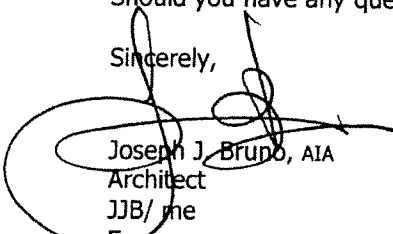
Re: Addition and Alterations to the
Athanasatos Residence
55 Appletree Lane, Block 501, Lot 13
Hillsdale, NJ

Dear Ms. Nabbie:

On behalf of the Applicant/ Owner this shall serve to extend the statutory time frames for the Hillsdale Planning Board to act.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Joseph J. Bruno, AIA
Architect
JJB/me
Encs.

c. Dr. and Mrs. Athanasatos

PLANNING BOARD APPLICATION FORM

BOROUGH OF HILLSDALE
380 HILLSDALE AVENUE
HILLSDALE, NJ 07642

The application, with supporting documentation, must be filed with the Deputy Secretary to the Board and must be delivered to the Borough departments and professionals for review at least ten business days prior to the meeting at which the application is to be considered.

1. SUBJECT PROPERTY

Location 55 AFFLEETREE LANE
Tax Map Page _____ Block 501 Lot(s) 13
Dimensions Frontage 80.9' Depth 147.84' Total Area 10471.85
Zoning District R2

2. APPLICANT

Name SPIRO STRANALIS
Address 55 AFFLEETREE LN. HUDSON NJ
Telephone Number 917 770 9019
Applicant is a Corporation Partnership Individual

3. OWNER

If Owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name SAME AS APPLICANT
Address _____
Telephone Number _____

4. APPLICANT'S ATTORNEY

Name NOT APPLICABLE

Address _____

Telephone Number _____ Fax Number _____

5. APPLICANT'S ENGINEER

Name GHEORGIOS LANTERNE

Address 101 WEST ST. HUDONSON NJ 07042

Telephone Number 201 666 2450 Fax Number 201 666 9745

6. 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 JOSEPH J. BRUNO

Field of Expertise ARCHITECTURE

Address 29 PALMCREST RD. PARK RIDGE NJ 07050

Telephone Number 201 307 1115 Fax Number 201 307 1115

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) _____

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:

310.55 SCHEDULE OF USES & REQUIREMENTS

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

AS

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? EXIST. 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			
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

16. PROPERTY INFORMATION

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

Yes [attach copies] No Proposed

NOT APPLICABLE

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?

Yes

No NONE KNOWN

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.

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.

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
ATHANASATOS RESIDENCE
55 APPLETREE LANE
HILLSDALE, NEW JERSEY

JULY 8, 2021

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:

- NEW COVERED PORCH.
- NEW GARAGE EXPANSION.
- PANTRY FOR THE EXISTING KITCHEN.
- EPHONE/ FACSIMILE 201E EXISTING MASTER BEDROOM.
- MASTER BEDROOM BALCONY.

THE FOLLOWING VARIANCES ARE REQUIRED:

1. THE MINIMUM REQUIRED FRONT YARD SETBACK IS 50.00'. 36.5' IS PROPOSED.
2. THE MINIMUM REQUIRED REAR YARD SETBACK IS 50.00'. 45.2' IS PROPOSED.
3. THE MAXIMUM PERMITTED IMPERVIOUS COVERAGE IS 30%. 34.4% IS PROPOSED.

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

- FRONT YARD SETBACK: THE EXISTING HOUSE IS SITUATED ON AN ANGLE WITH RESPECT TO THE FRONT PROPERTY LINE. THE SETBACK DEFICIENCY IS THEREFORE ALLEVIATED VISUALLY.
- REAR YARD SETBACK: THE SETBACK DEFICIENCY IS RELATED TO THE PROPOSED SECOND FLOOR BALCONY WHICH IS UNCOVERED AND IS OPEN BELOW. THE ENCROACHING STRUCTURE'S IMPACT ON THE REAR YARD IS THEREFORE DE MINIMUS.
- IMPERVIOUS COVERAGE: THE IMPERVIOUS COVERAGE EXCESS IS ALLEVIATED BY THE PROPOSED STORMWATER MANAGEMENT SYSTEM. THE MAJOR CONTRIBUTOR TO THE IMPERVIOUS
- COVERAGE EXCESS IS THE PROPOSED FRONT PORCH. THE AESTHETIC BENEFIT TO THE HOUSE AND STREETScape OUTWEIGHS THE DETRIMENT TO THE ZONING ORDINANCE.

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.

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.

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.]

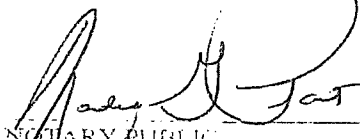
Name _____
Address _____
Interest _____

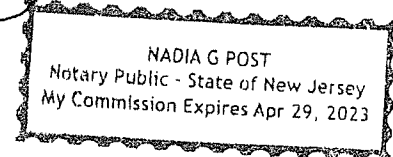
CERTIFICATIONS


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
23 day of June 2021



NOTARY PUBLIC




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

23 day of June, 2021

NOVARY PUBLIC

NADIA G POST
Notary Public - State of New Jersey
My Commission Expires Apr 29, 2023

SIGNATURE OF OWNER

24. I understand that the sum of \$ _____ 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.

6/23/21

Date

SIGNATURE OF APPLICANT

To be completed by the Deputy Secretary only.

Planning Board		
Date Filed		Application No.
Application Fee		Escrow Deposit
Scheduled for:		
Review of Completeness		Hearing

Contribution Disclosure Statement

See Borough Ordinance 04-13

This Statement **must be** filed for all **variance applications** by the property owner, 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 year 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

NOT APPLICABLE

* 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

380 Hillsdale Avenue • Hillsdale, New Jersey 07642-2794
201-722-2612, Ext. #2 • Fax: 201-664-0337 • www.hillsdalenj.org

June 3, 2021

Joseph Bruno AIA
29 Pascack Rd.
Park Ridge, NJ 07656

Re: Addition
55 Appletree Ln.
Hillsdale, NJ 07642
Block 501 Lot 13 Zone R-2

Mr. Bruno,

Your Zoning application for the additions at 55 Appletree lane is denied for the following.

1. The plan shows a front yard set of 36.5 ft where 50 ft is required
2. The plan shows a rear yard set back of 45.2 ft which is an expansion of the present non-conforming set back of 47.4 ft. where 50ft is required.
3. The plan shows an impervious coverage calculation of 34.4% which is an expansion of the present non-conforming coverage of 31.5%. where 30% is required.

This denial may be appealed to the Hillsdale Planning Board for a variance. The variance application is available in the construction department at borough hall or online. Please note that under state statue, 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
201 666-4800 ext. 1563

Sent via e-mail: joe@brunoaia.com



CHRISTOPHER P. STATILE, P.A.

PROFESSIONAL ENGINEERS & PLANNERS
CONSULTING ENGINEERS

CPSTATILE@AOL.COM

3 FIR COURT
OAKLAND, NJ 07430
(201) 337-7470
FAX: (201) 337-7599

NEW YORK, NY

August 20, 2021

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

Regarding: **Block 501, Lot 13, Borough of Hillsdale**
55 Appletree Lane: Variance Application PZ-07-21
Spiro Athanasatos: Applicant and Owner

Dear Chairman Burluson and Members of the Board:

We are in receipt of a bulk variance 'c' application, a survey, and architectural plans that were submitted to the Borough on July 19, 2021. The survey is prepared by Lantelme, Kurens & Associates and is dated April 12, 2021. The architectural plans are prepared by Joseph J. Bruno, AIA and consist of two sheets dated December 9, 2019 and *revised* to May 26, 2021.

The applicant proposes to construct various additions. The applicant is appealing a June 3, 2021 denial letter from the Zoning Official. The application is for a "c" (bulk) variance due to the proposed improvements exceeding the permitted impervious coverage and encroaching into the required setback areas.

General Site Description

Lot 13 is a pie-shaped containing 16,471 SF (0.38 acre) and located on the northern side of Appletree Lane in the R-2 Zone District (minimum lot size 15,000 SF). It is improved with a split level frame dwelling with a back paver patio. A shed is located to the west (left) of the dwelling, and an inground swimming pool with a surrounding patio is located behind the dwelling. Various walls and fencing are located on the lot. A macadam driveway provides access from Appletree Lane to the dwelling

The existing dwelling encroaches into the rear yard setback area, and the lot is substandard for Lot Depth and Lot Frontage. The lot is also substandard for lot area and lot depth. Finally, it appears that the existing shed and paver patio do not meet current zoning regulations.

In 1971, the new dwelling was approved with a rear yard setback violation by the Zoning Board of Adjustment. The swimming pool was approved by the Construction Department circa 1980.

Application

The existing dwelling is a split-level house. The family room will have a new valued ceiling wherein the new walk-in closet will be constructed.

The applicant proposes to construct the following:

- Covered front porch (393 SF)
- Garage 2 ft. addition (48 SF)
- Main level pantry addition (35 SF)
- Master Bedroom walk-in closet addition (160 SF)
- Second level balcony addition (40 SF)

The proposed improvements exceed the maximum permitted impervious coverage. In addition, the proposed covered porch encroaches into the required front yard setback, and the proposed second level balcony encroaches into the required rear yard setback.

Completeness Review

The application was reviewed against the Checklist for Variance Applications. The following item is deficient:

1. Photographs of the area and subject property. *These must be provided by the applicant at the public hearing.*

The above deficiency is minor, and the application can be scheduled for a public hearing.

Zoning Review

The architectural plans include a bulk table. The following variances are required:

Proposed Variances:

1. **Impervious Coverage:** 34.5% (5,679 SF) proposed vs. 30% (4,941 SF) maximum permitted, a difference of 4.5%. The existing coverage is 31.1%.

The bulk table should be updated to properly round up the proposed impervious coverage to 34.5% rather than 34.4.

2. **Front Yard Setback to Covered Porch:** 36.5 ft. proposed vs. 50 ft. required, a difference of 13.5 ft.
3. **Rear Yard Setback to Second Story Balcony:** 45.2 ft. proposed vs. 50 ft. required, a difference of 4.8 ft.

Pre-Existing Variances:

4. **Lot Frontage:** 86.9 ft. existing vs. 100 ft. required, a difference of 13.1 ft.
5. **Lot Depth:** 147.65 ft. existing vs. 150 ft. existing, a difference of 2.35 ft.
6. **Rear Yard Setback:** 47.4 ft. existing vs. 50 ft. required, a difference of 2.6 ft.
7. **Impervious Coverage:** 31.5% (5,191 SF) existing vs. 30% (4,941 SF) maximum permitted, a difference of 1.5%.

In addition, it appears that the shed and paver patio are situated in nonconforming locations.

General Comments

1. The application involves bulk variance requests for proposed additions. The existing bedrooms are to remain as existing.
2. Due to the cul-de-sac, the original circa 1971 dwelling was rotated and aligned with the north side lot line thereby causing some of the non-conformities.
3. The applicant should explain the need for the proposed additions in the configurations shown.

The applicant is responsible for providing the required testimony for all variances. The positive and negative criteria must be satisfied.

Very truly yours,

C. P. STATILE, P.A.

(original signed)

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

CPS/mr
cc: Nylema Nabbie, Esq.
Spiro Athanasatos, Applicant
Joe Bruno, AIA
1120.052