

# CHRISTOPHER P. STATILE, P.A.

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NEW YORK, NY

February 9, 2024

Chairwoman Meredith Kates  
and Members of the Planning Board  
Borough of Hillsdale  
380 Hillsdale Ave.  
Hillsdale, NJ 07642

Regarding: **Block 1504, Lot 9, Borough of Hillsdale**  
**67 Vincent Street: Variance Application PZ-03-24**  
**Anita Sharma, Applicant and Owner**

Dear Chairwoman Kates and Members of the Board:

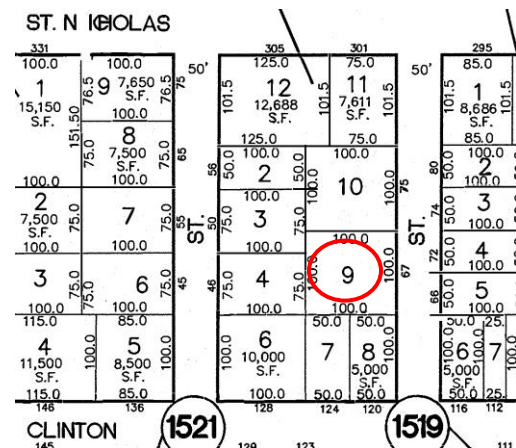
We are in receipt of a variance application and survey of the subject property that were submitted on or about February 8, 2024 to the Board for a bulk variance application. An as-built survey by Schmidt Surveying dated October 3, 2023, *unrevised*, has been provided.

The applicant has performed construction (patio, gazebo) without permits. The applicant is appealing a February 8, 2024 denial from the Zoning Official for a bulk variance. The application involves a bulk (“c”) variance.

## General Site Description

Lot 9 is a conforming lot for area and consists of 10,000 (0.23 acre). It is located on the west side of Vincent Street, between St Nicholas Avenue (north) and Clinton Avenue (south) in the R-4 Residential Zone District (minimum lot size required 7,500 SF).

The property is improved with a 2-story dwelling. A macadam driveway provides access to the dwelling from Vincent Street. A paver patio and gazebo are located to the rear of the dwelling.



## Application

The applicant has constructed a paver patio and gazebo in the rear yard *without obtaining a zoning permit*. The construction does not meet applicable zoning requirements.

## Completeness Review

The application was reviewed against the Checklist for Variance Applications.

The application is complete to schedule a public hearing.

## Zoning Review

The following variances are required:

### Existing and Proposed Variances:

1. **Impervious Coverage:** 30.8% (31.8% per application) existing vs. maximum 30% allowed, or 80 SF over (185 SF per application).

## General Comments

1. The applicant is responsible for providing the required testimony for the need for all variances. The positive and negative criteria must be satisfied.
2. Our measurement, based on the scaled as-built survey, show impervious coverage at 3,075 SF (30.8%). This includes a 50% discount for paver areas, as allowed by ordinance.
3. Building permits for the gazebo may be required.

The variance completeness checklist is attached. We trust these review comments assist the Board in this application.

Very truly yours,

C. P. STATILE, P.A.

(original signed)

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

CPS/mr

cc: Nylema Nabbie, Esq.

Anima Sharma, Applicant/Property Owner

1120.052

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

Applicant: Anita Sharma  
Address: 67 Vincent Street  
Block: 1504      Lot: 9  
Date: February 9, 2024

- 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 photographs.