

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 21, 2023

Chairman Stephen Riordan
and Members of the Planning Board
Borough of Hillsdale
380 Hillsdale Ave.
Hillsdale, NJ 07642

Regarding: **Block 105, Lot 7, Borough of Hillsdale**
38 Glen Hook Road: Variance Application PZ-03-23
Mr. Ricardo Arnt, Applicant and Owner

Dear Chairman Bureson and Members of the Board:

We are in receipt of a bulk variance application, site plan and current survey of the subject property that were submitted to the Board for review.

The applicant seeks approval to replace and expand an existing patio around an existing in-ground swimming pool. The applicant is appealing an April 27, 2023 denial letter for the covering from the Zoning Official. The application is for "c" (bulk) variances due to a proposed non-conformity created by the driveway replacement/expansion.

General Site Description

Lot 11 is a standard lot that consists of 16,545 SF (0.38 acre). It is located on the northeast corner of the intersection of Glenn Hook Road and Craig Road in the R-1 Residential Zone District (minimum lot size required 15,000 SF).

The property is improved with a one-story dwelling. An enclosed porch and multiple patios are located behind the dwelling. A swimming pool with surrounding concrete patio and deck are located in the front yard along Craig Road. A macadam driveway provides access to the dwelling from Craig Road.

The existing pool, deck, and portions of the surrounding patio are non-conforming.

Application

The applicant is requesting relief from a May 27, 2023 denial from the Zoning Official for the replacement of an existing deck with a patio to join into the existing patio around the swimming pool. Existing patios (concrete and pavers) will also be replaced with paver patios at the rear of the dwelling.

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 Non-Conformities:

- 1. Swimming Pool Location - 310-55.H.(3):** Constructed in required front yard where accessory structures are allowable in the rear yard only.
- 2. Deck Location - 310-55.H.(5):** 3.0 to front and rear lots lines where a minimum of 10.0 ft. is required.
- 3. Lot Area:** 16,545 S.F. where a minimum of 22,500 S.F. is required.
- 4. Lot Width:** 105.9 ft. where a minimum of 150.0 ft. is required.
- 5. Side Yard Setback Each (Dwelling):** 9.96 ft. where a minimum of 25.0 ft. is required.

Newly Created Non-Conformities:

- 1. Patio Setback - 310-55.H.(5):** 5.9 ft. to the lot line along Craig Road where a minimum of 10.0 ft. is required.
- 2. Patio Setback - 310-55.H.(5):** 6.0 ft. to the lot line perpendicular to the lot line along Craig Road where a minimum of 10.0 ft. is required.

General Comments

1. The lot is undersized for the zone district.
2. The applicant is responsible for providing the required testimony for the need for all variances. The positive and negative criteria must be satisfied.
3. Impervious coverage will be decreased from 28.1% to 26.7% where a maximum of 30.0% is allowable. This is achieved by the replacement of concrete patios with pavers.

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.

Matthew Capizzi, Esq., Applicant's Attorney
1120.052

BOROUGH OF HILLSDALE PLANNING BOARD
CHECKLIST - VARIANCE APPLICATION

Applicant: Mr. Ricardo Arnt
Address: 38 Glen Hook Road
Block: 105 Lot: 7
Date: August 21, 2023

- 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 photograph.