

# CHRISTOPHER P. STATILE, P.A.

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NEW YORK, NY

May 7, 2024

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

Regarding: **Block 2201, Lot 20, Borough of Hillsdale**  
**7 Cherry Hill Court: Variance Application PZ-07-24**  
**John and Jennifer Sabatie, Applicant and Owner**

Dear Chairwoman Kates and Members of the Board:

We are in receipt of a bulk variance application submitted on or about April 30 2024 to the Board. The following documents have been submitted:

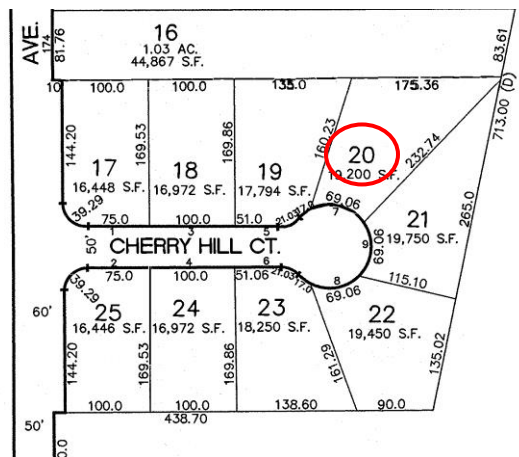
- “Proposed Addition to Single-Family Dwelling 7 Cherry Hill Court, Borough of Hillsdale, Block 2201, Lot 20, Bergen County, New Jersey” dated March 15, 2024, unrevised.
- Architectural drawings by Plan Architecture consisting of six (6) pages and dated March 18, 2024

The applicant proposes to construct an addition (garage with living space above) to an existing single-story dwelling. The applicant is appealing an April 4, 2024 denial from the Zoning Official for a single bulk (“c”) variance.

## General Site Description

Lot 20 is a conforming lot for area and consists of 19,200 (0.44 acre). It is located on the north side of the Cherry Hill Court cul-de-sac, east of Ruckman Avenue in the R-2 Residential Zone District (minimum lot size required 15,000 SF).

The property is improved with a one-story dwelling. A macadam driveway provides access to the dwelling from Cherry Hill Court. Various walkways, a patio and playground exist in the rear yard.



## Application

The applicant is requesting relief from an April 4, 2024 denial from the Zoning Official for the construction of an addition. The proposed addition will contain a two-car garage below the finished first floor, with a bedroom and bathroom above. The driveway and front walks are to be reconfigured to accommodate the proposed addition. Existing, non-conforming sheds are to be removed.

## 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:

### Proposed Variances:

1. **Side Yard Setback (Aggregate):** 27.0 ft. proposed vs. minimum of 35.8 ft. required.

## 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. The plans show adequate stormwater management measures for the proposed improvements.
3. The Board may wish to make removal of the pre-existing, non-conforming sheds a condition of any approvals.
4. A soil moving permit and zoning permit for any fencing will be required for construction.

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: Marc Liebman, Esq.

Matthew Capizzi, Esq.

1120.052

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

Applicant: John and Jennifer Sabatie

Address: 7 Cherry Hill Court

Block: 2201      Lot: 20

Date: May 2, 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.