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NEW YORK, NY

July 29, 2022

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

Regarding: **Block 1307, Lot 3, Borough of Hillsdale**
110 Lawrence Street: Variance Application PZ-07-22
Dmitry Boss, Applicant and Owner

Dear Chairman Burleson and Members of the Board:

We are in receipt of a bulk variance application, survey copy, and photographs of the subject property that were submitted to the Borough on July 27, 2022.

The application was supplemented with a property survey of June 14, 2001 by Troast Surveying. Please note that the 4-foot fence shown on the survey has been relocated to the front yard on the southeastern side of the property.

The applicant *seeks to replace an existing* 8ft. high fence in the side and rear yards. The applicant is appealing a July 12, 2022 denial letter from the Zoning Official. The application is for a "c" (bulk) due to the proposed fence exceeding the permitted fence height of 6 ft.

General Site Description

Lot 3 consists of consists of 18,702 SF (0.43 acre) and is located at the north side of Lawrence Street, east of its intersection with Broadway in the R-4 Zone District (minimum lot size 7,500 SF).



The property is improved with a 2- ½ story frame dwelling. A detached garage, shed and pool with paver patio are located behind the dwelling. Various walkways are present on the property and two paver driveways provide access to the dwelling from Lawrence Street. Various fences surround the property.

Application

The applicant seeks to replace an 8-foot high fence along the northern and eastern property lines. The proposed replacement is 125 ft. along the northern property line and 55 ft. along the eastern property line. Fences over 6 feet in height are prohibited.

Completeness Review

The application was reviewed against the Checklist for Variance Applications. The application is complete for the scheduling of a public hearing.

Zoning Review

The following variances are required:

Existing Non-Conformities:

1. **Accessory Structures:** Section 310-55H(4) of the Ordinance requires that the accessory structures be set back a distance equal to its height from the rear and side property. It appears that the garage is approximately 6.5 ft. from the side property line and frame shed is approximately 2 ft. from the property line.

Proposed Variances

1. **Fence Height, Section 310-56B:** A 6 ft. maximum height is permitted vs. 8 ft. proposed, a difference of 2 ft.

General Comments

1. The applicant is responsible for providing the required testimony for all variances. The positive and negative criteria must be satisfied.
2. The applicant should explain the age of the fence (of known) and the need for the 8 ft. high fence versus a lower fence.

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.

Dmitry Boss, Owner/Applicant
1120.052

BOROUGH OF HILLSDALE PLANNING BOARD
CHECKLIST - VARIANCE APPLICATION

Applicant: Dmitry Boss
Address: 110 Lawrence Street
Block: 1307 Lot: 3
Date: July 29, 2022

- 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.