



Steven Loesner  
Zoning Official

380 Hillsdale Avenue  
Hillsdale, New Jersey 07642  
201-666-4800 (main)  
201-722-2612 ext. 1563  
(direct)

February 1, 2024

Micheal & Fran Kanter  
32 Riverdale St.  
Hillsdale, NJ 07642  
Block 1517 Lot 13 Zone R-4

Re: Patio, Walls & Outdoor Kitchen

Mr. & Mrs. Kanter,

Your application to place a patio along with retaining walls and an outdoor kitchen is *denied*.

1. Plans indicate an impervious coverage of 2,657 sqft. or 35.43% where 30% allowed.
2. Plans indicate an outdoor kitchen along with a portion of the patio located in the required ten-foot side yard setback.
3. No record of a soil mining permit is on file.
4. No plans are included as to the nature of the outdoor kitchen.

Please be advised that since this work was performed without the required permits you are required to apply for all necessary variances. Failure to apply within the twenty-day deadline will result in a summons being issued to appear in municipal court.

The variance application is available in the construction department at borough hall or online. Please note that under state statute, 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  
201 722-2612 ext. 1563

CC: Tonya Janeiro by E-Mail  
Planning Board Secretary

CC: Mary Williams by E-Mail  
Building Department