

BOROUGH OF  
**HILLSDALE**  
*New Jersey*

Steven Loesner  
Zoning Official

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

April 27, 2023

Ricardo Arnt  
38 Glen Hook Rd.  
Hillsdale, NJ 07642  
Block 105 Lot 7 Zone R-1

Re: Proposed Pool

Mr. Arnt,

Your application for the pool, patio and fence is *denied*. The submitted plan shows the patio around the pool to be approximately five (5) feet from the rear and side property lines. By code patios of any kind are to have a ten (10) foot set back.

310-55 Regulations applicable to all districts

(5)  
Patios, unroofed porches and unroofed decks less than four feet above finished grade which are less than 20% of the gross principle dwelling area footprint may extend into required side and rear yards but not closer than 10 feet to any lot line. Deck area shall include stairs. The deck height shall exclude hand railings and guards.

This denial may be appealed to the Hillsdale Zoning Board for a variance. 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: Natalie Rowe by E-Mail  
Planning Board Secretary

CC: W.R. Biophere Inc  
180 Old Tappan Rd.  
Old Tappan, NJ 07675

CC: Mary Williams  
Building Dept.