



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

Steven Loesner
Zoning Official

February 8, 2024

Anita Sharma
67 Vincent St.
Hillsdale, NJ 07642
Block 1504 Lot 9 Zone R-4

Re: Patio/ Gazebo

Ms. Sharma,

Your application to place a patio and gazebo is denied. Calculations show an impervious coverage of 3,185 square feet (31.8%) where 3,000 (30%) is required.

Since this work was completed without a permit you will need either reduce the coverage or apply for a variance. In addition, the shed placed at the end of the driveway was also placed without permit and does not comply with setback requirements.

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.

Failure to either comply or apply for a variance will result in a summons being issued to appear in municipal court for work done without a permit. If you have questions, please contact this department.

Sincerely,

Steven Loesner
Zoning Official
Hillsdale, NJ 07642
201 722-2612 ext. 1563

CC: Tonya Janeiro
Planning Board Secretary

CC: Mary Williams by E-Mail
Building Department