



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