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NEW YORK, NY

April 22, 2024

Chairwoman Meredith Kates
and Members of the Planning Board
Borough of Hillsdale
380 Hillsdale Ave.
Hillsdale, NJ 07642

Regarding: **Block 504, Lot 7, Borough of Hillsdale**
11 Ellen Court: Variance Application PZ-05-24
Antero and Katelyn Coates, Applicants and Owners

Dear Ms. Kates and Members of the Board:

We are in receipt of a bulk variance application, an adulterated survey by Morgan Engineering & Surveying dated April 11, 2019 showing a proposed addition, a current survey of the subject property, and photographs that were submitted to the Board for review.

The applicant seeks approval to construct a covered outdoor patio (addition) to the existing dwelling. The applicant is appealing a February 29, 2024 denial letter from the Zoning Official. The application is for “c” (bulk) variances due to an insufficient rear yard setback.

General Site Description

Lot 7 is a conforming lot that consists of 15,899 SF (0.365 acre). It is located on the northeast corner of the intersection of Glenn Hook Road and Craig Road in the R-2 Residential Zone District (minimum lot size required 15,000 SF).

The property is improved with a two-story dwelling. An enclosed porch is located to the east of the dwelling. A macadam driveway provides access to the dwelling from Ellen Court.

Small walkways provide access to the front door.



Application

The applicant is requesting relief from a February 29, 2024 denial from the Zoning Official for the construction of a covered outdoor patio (addition) to the existing dwelling.

Completeness Review

The application was reviewed against the Checklist for Variance Applications.

The application is complete to schedule a public hearing. See general comment Items #2 & #3 below for information required before or at the public hearing.

Zoning Review

The following variances are required:

Existing Non-Conformities:

1. **Lot Depth:** 130.31 ft. where a minimum of 150.0 ft. is required.
2. **Front Yard Setback:** 49.5 ft. where a minimum of 50.0 ft. is required.

Newly Created Non-Conformities:

1. **Rear Yard Setback:** (approximately 24.5 ft. to proposed fireplace) where a minimum of 50.0 ft. is required.

General Comments

1. The applicant is responsible for providing the required testimony for the need for all variances. The positive and negative criteria must be satisfied.
2. **A specific** proposed rear yard setback (to fireplace) must be provided. The covered patio *appears to be proposed* with a rear yard setback of 25.9 ft. The proposed exterior fireplace encroaches even further (scales at a proposed setback of 24.5 ft.) based on submitted drawings. Therefore, this setback dimension shall be assumed.
3. **The proposed impervious coverage must be provided** to ensure an additional variance is not required. The maximum allowed impervious coverage is 30% or 4,767 SF.

We compute the *existing* impervious lot coverage as 3,553 SF or 22.4%. Therefore, only 1,224 SF of added impervious coverage is allowed absent a variance. The proposed covered porch is approximately 600 SF. Additional paver patios are 525 SF or at 50% are 262.5 SF for a total of 27.83%. Thus, it is compliant for Impervious Lot Coverage.

4. New stormwater management is proposed absent details. A detention system having a capacity of at least 500 gallons is required.

Pending receipt of the above at least 10 days prior to a hearing date, a public hearing can be scheduled.

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: Antero & Katelyn Cortes, Applicants
1120.052

BOROUGH OF HILLSDALE PLANNING BOARD
CHECKLIST - VARIANCE APPLICATION

Applicant: Mr. & Mrs. Cortes
Address: 11 Ellen Court
Block: 504 Lot: 5
Date: April 22, 2024

- 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.