

NOTICE TO BE SERVED ON OWNERS OF PROPERTY AFFECTED

TO:

PLEASE TAKE NOTICE that a public hearing will be held virtually (not in person) on October 26, 2021 at 7:30 p.m. via Zoom, a video and telephone conferencing service that can be accessed free of charge by following the instructions set forth below, and not at the Council Chambers at the Borough Hall, 380 Hillsdale Avenue, Hillsdale, New Jersey. This notice is being sent to you as an owner within 200 feet of the below-mentioned Property.

The Virtual Public Hearing is on the application of William B. Mulholland (the “Applicant”), seeking Minor Site Plan, Bulk (“c”) Variance, and Design Exceptions / Waivers in connection with the property located at 445 Hillsdale Ave (Block 1106, Lot 1) and 451 Hillsdale Ave (Block 1106, Lot 2), Hillsdale, New Jersey (collectively referenced as the “Property”). The Property is located at the corner of the intersections of Hillsdale Ave and Patterson Street. Lot 2 (+/- 7,791 sq. ft.) is improved with an existing 2-story, mixed use building (+/- 1,322 sq. ft.). The first floor is a vacant retail / commercial space (formerly the “ISC Antiques” store). The second floor is a residential apartment, which is unimpacted by this Application. The Applicant proposes to convert the first-floor space to a “Jersey Mike’s” branded restaurant. Associated improvements include, but are not necessarily limited to, façade improvements / upgrades, the installation of “Jersey Mike’s” branded façade and/or window signage, parking lot restriping and/or paving, installation of new directional and/or wayfinding signage, and the installation of a trash enclosure on Lot 1. No expansion to the building’s existing footprint is proposed. The Applicant, as part of its operations, intends to have its employees park in the Commuter Parking Lot located at 425 Hillsdale Ave (Block 1105, Lots 2 and 3) (between the Friendly’s and the Wendy’s), which is also accessible from Patterson Street. Lot 1 (+/- 16,543 sq. ft.) is improved with a 1-story building (+/-4,404 sq. ft.) that is occupied by the United State Postal Service. No improvements are proposed to the building on Lot 1. The Property is located in the Borough’s C Commercial Zone, which permits a variety of restaurant and commercial uses. Residential uses are not permitted in the C Commercial Zone, however the existing apartment use is an existing condition that is unimpacted by this Application. The Property is owned by W.L.M. Assoc LLC NJ.

In addition to the above-described Minor Site Plan approval, the Application requires the following variances, design exceptions, and/or waivers: Minimum Number of Parking Spaces (Total Demand for Lot 1 and Lot 2): Required, 39 spaces; Proposed, 22 spaces; Off-Site Parking: Parking shall be provided on-site, whereas the Applicant proposes to utilize the Commuter Parking Lot on Patterson Street for employee parking; Parking Space Setback from Hillsdale Avenue: Required, 10 feet; Existing / Proposed, Less than 10 feet; Aisle Width: Required, 12 feet; Proposed, 10 feet; Parking Stall Dimensions: Required, 9 feet by 18 feet; Proposed, Some spaces are proposed to be 8 feet wide; Lot Width: Required, 50 feet; Existing / Proposed, 38.69

feet; Lot Frontage: Required, 50 feet; Existing / Proposed, 38.69 feet; and for any additional deviations, variances, waivers, exceptions, interpretations, *de minimis* exceptions to RSIS, modifications of conditions of prior approvals, continuation of any preexisting nonconforming conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and/or relief that may be determined to be necessary during the review and processing of the application and/or based upon an analysis of the plans and testimony at the **VIRTUAL PUBLIC HEARING** on the Application

When this application is called, you (the public) may appear virtually, or may be represented by an attorney virtually, and present any testimony which you may have concerning the application. All documents relating to this application can be inspected in the office of the Building Department in the Borough Hall between 8:00 a.m. and 3:00 p.m., Monday through Friday, except for holidays, and on the Borough of Hillsdale – Planning Board website: www.hillsdalenj.org/planningboardagendasminutes.

Members of the public, either directly or through their attorney or agent, may participate in the meeting via Zoom on the internet, from their computer, tablet or smart phone by going to the following website:

<https://zoom.us/j/8038417065?pwd=OE51Q3B3Vnl1Vmx0dTRyR3BZM1I2dz09>

The access code for the meeting is 803 841 7065.

The passcode is: 600094.

Members of the public may also participate in the virtual meeting by calling 1-929-205-6099.

When the case is called you may appear either in person or by agent or attorney and present objections which you may have to the granting of this Application. The PUBLIC HEARING may be continued without further notice on such additional or other dates as the Commission may determine.

Respectfully,

Stephen F. Hehl, Esq.
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