

November 30, 2020

Chairman Michael Burleson
and Members of the Planning Board
Borough of Hillsdale
380 Hillsdale Ave.
Hillsdale, NJ 07642

Regarding: **Block 1119, Lot 4, Borough of Hillsdale**
61 Cedar Street: Variance Application PZ 07-20
Albino & Hailey Matesic: Owners & Applicants

Dear Chairman Burleson and Members of the Board:

We are in receipt of a bulk variance application with architectural drawings submitted to the Borough on November 4, 2020. The architectural plans are prepared by Home Architect Studio, LLC and consists of six sheets dated July 10, 2020.

A denial letter dated October 22, 2020 from Zoning Official has been provided. The application is for a “c” bulk variance because the proposed addition causes the impervious coverage to exceed the maximum allowable and for a “d(4)” use variance because the Floor Area Ratio will exceed the maximum permitted for the zone district.

The Mayor and Council representative should recuse themselves from the application due to the necessary “d” variance.

General Site Description

Undersized Lot 4 consists of 9,100 SF (0.21 acre) and is located on the west side Cedar Street, south of Hillsdale Avenue, in the R-3 Zone District (minimum lot size 10,000 SF). It is improved with a two-story frame dwelling with porches, a front walkway, and a shed. A large paved driveway provides access to Cedar Street from a garage on the basement level (NW corner). The existing lot is non-conforming for area, minimum width, and impervious coverage. The existing dwelling is also non-conforming for front yard setback.

Application

The applicant proposes to construct a two-story addition with a 223 SF footprint to re-configure the interior of the dwelling; one additional bedroom is proposed on the 2nd floor. The proposed addition height is 26.83 ft. where the maximum allowed is 35 ft. The maximum Building Coverage is calculated at 20.41% where a maximum of 25% is allowable. The proposed first story of the addition will be an office. The proposed 2nd story will include an additional bathroom. The proposed basement will be for storage. The existing interior stairs will be removed, and new stairs constructed within the addition.

Completeness Review

The application was reviewed against the Checklist for Variance Applications. The application **may be deemed complete** and can be scheduled for a public hearing.

Zoning Review

The Site Plan includes a bulk table. An additional breakdown of building coverage, floor area ratio, and impervious coverage calculations were also provided. The following variances are required:

Proposed Variances:

1. **Impervious Coverage:** 48.8% proposed vs. maximum 30% allowed or 1,718 SF over.
2. **Floor Area Ratio:** 33.73% proposed vs. maximum 30% allowed or 269 SF over.

Existing Variances:

3. **Minimum Lot Area:** 9,100 S.F. existing vs. 10,000 S.F. required.
4. **Minimum Lot Width:** 70 ft. existing vs. 100 ft. required.
5. **Front Yard Setback:** 25.8 ft. existing vs. 30.0 ft. required.
6. **Impervious Coverage:** 46.3% existing vs. maximum 30% allowed or 1,483 SF over.

General Comments

1. The application is for bulk and use variances to construct an addition to an existing single family dwelling to accommodate an additional bedroom and reconfigure interior stairs. No other site improvements are proposed.
2. The existing impervious coverage is non-conforming (46.35% vs. 30.0% allowed). The applicant is increasing the non-conformity to 48.88%.
3. The driveway area is very large (23.37% of the entire lot) to access the single-car garage in the basement thru the rear of the dwelling.
4. It appears that the driveway slopes away from the roadway to the rear yard, which may cause water ponding in the backyard. Without sufficient stormwater management and added impervious coverage, the situation may become worse. We recommend that a 500-gallon seepage pit be installed to mitigate the Imperious Coverage variance request. The pit could be connected to the existing roof drains, or capture runoff in the rear yard.
5. The applicant should provide testimony on any proposed tree removals, if any.
6. A Soil Movement Permit may be required for the approved variance.

We trust these comments will assist the Board members in their review of the application.

Very truly yours,

C. P. STATILE, P.A.

Christopher P. Statile, P.E.
Planning Board Engineer

CPS/mr

Cc: Albino & Hailey Matesic, Owners and Applicants
Home Architect Studio, LLC, Architect

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