

PLANNING BOARD APPLICATION FORM

**BOROUGH OF HILLSDALE
380 HILLSDALE AVENUE
HILLSDALE, NJ 07642**

The application, with supporting documentation, must be filed with the Deputy Secretary to the Board and must be delivered to the Borough departments and professionals for review at least ten business days prior to the meeting at which the application is to be considered.

1. SUBJECT PROPERTY

Location 38 Glen Hook Road, Hillsdale NJ
Tax Map Page _____ **Block** 105 **Lot(s)** 7
Dimensions Frontage 240.7' Depth 150' Total Area 16,545 Sq. Ft.
Zoning District R1

2. APPLICANT

Name Ricardo Arnt c/o Matthew G. Capizzi, Esq.
Address 205 Fairview Avenue, Westwood NJ 07675
Telephone Number 201-266-8300

Applicant is a Corporation Partnership Individual

3. OWNER

If Owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name Same as Applicant
Address _____
Telephone Number _____

4. APPLICANT'S ATTORNEY

Name Matthew G. Capizzi, Esq.

Address 205 Fairview Avenue, Westwood NJ 07675

Telephone Number 201-266-8300 Fax Number 201-266-8301

5. APPLICANT'S ENGINEER

Name Paul Gdanski, P.E.

Address 633 Woodmont Lane, Sloatsburg NY 10974

Telephone Number 917-418-0999 Fax Number _____

6. EXPERTS

List any other Expert who will submit a report or who will testify for the Applicant: [Attach additional sheets as may be necessary]

Name: Bill Boyce, P.L.A.

Field of Expertise: Landscape Architecture

Address: 180 Old Tappan Road, Building 5, Suite 4, Old Tappan NJ

(P): 201-236-3628

Name Paul Gdanski, P.E.

Field of Expertise Civil Engineering

Address 633 Woodmont Lane, Sloatsburg NY 10974

Telephone Number 917-418-0999 Fax Number _____

7. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION: N/A

____ Minor Subdivision Approval _____ Subdivision Approval [Preliminary]

____ Subdivision Approval [Final]

Number of lots to be created (including remainder lot) _____

Number of proposed dwelling units (if applicable) _____

SITE PLAN: N/A

____ Minor Site Plan Approval

____ Preliminary Site Plan Approval

____ Final Site Plan Approval

_____ Amendment or Revision to an Approved Site Plan
 Area to be disturbed (square feet) _____ Total number of proposed dwelling units _____
 _____ Request for Waiver from Site Plan Review and Approval
 Reason for request:

VARIANCE:

_____ Appeal decision of an Administrative Officer [N.J.S. 40:55D-70a]
 _____ Map or Ordinance Interpretation of Special Question [N.J.S. 40:55D-70b]
XX _____ Variance Relief (hardship) [N.J.S. 40:55D-70c(1)]
XX _____ Variance Relief (substantial benefit) [N.J.S. 40:55D-70c(2)]
 _____ Variance Relief (use) [N.J.S. 40:55D-70d]

MISCELLANEOUS: **N/A**

_____ Informal Review
 _____ Conditional Use Approval [N.J.S. 40:55D-67]
 _____ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way,
 or flood control basin [N.J.S. 40:55D-34]
 _____ Direct issuance of a permit for a lot lacking street frontage [N.J.S. 40:55D-35]

8. Section(s) of Ordinance from which a variance is requested:
310-55H(5)

9. Waivers Requested of Development Standards and/or Submission Requirements: [attach additional
 pages as needed]
N/A

10. Explain in detail the exact nature of the application and changes to be made at the premises, including the proposed use of the premises: (attached pages as needed)

The Applicant seeks to construct a new patio surrounding the existing in-ground pool at the Property.

11. Have proposed lots numbers been reviewed by the Tax Assessor to determine appropriate lot and block numbers? N/A

12. Are any off-tract improvements required or proposed? N/A

13. Is the subdivision to be filed by Deed or Plat? N/A

14. Indicate other approvals which are required and date plans submitted:

N/A

| | Yes | No | Date Plans Submitted |
|---|-----|----|----------------------|
| Bergen County Utilities Authority | | | |
| Bergen County Planning Board | | | |
| Bergen County Soil Conservation District | | | |
| New Jersey Department of Environmental Protection | | | |
| Sewer Extension Permit | | | |
| Sanitary Sewer Connection Permit | | | |
| Stream Encroachment Permit | | | |
| Wetlands Delineation | | | |
| Wetlands Permit | | | |
| Transition Area Waiver | | | |
| Potable Water Construction Permit | | | |
| Other | | | |
| New Jersey Highway Authority | | | |
| Public Service Electric & Gas Company | | | |

15. Provide Certification from the Tax Collector that all taxes due on the subject property have been paid.

Yes No

16. PROPERTY INFORMATION

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes [attach copies] No Proposed

Note: All deed restrictions, covenants, easements, association by-laws, existing or proposed must be submitted for review.

Present use of the premises: Single-family residence

17. Has the property been subject to any prior variance applications?

Yes No

If yes, please explain in detail any prior applications:

18. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).

Property Survey prepared by Bullseye Surveying LLC dated May 8, 2021; Pool Plan, Soil Erosion, Sediment Control Plan, Notes & Details prepared by Paul Gdanski, P.E., PLLC dated April 7, 2023 and last revised as of May 22, 2023 consisting of one (1) sheet.

19. APPLICATION REFERRALS (SITE PLAN/SUBDIVISION APPLICATIONS ONLY) N/A

It is the responsibility of the applicant under Section 310-88 of the municipal ordinances to mail or deliver copies of department referral forms to the Borough Hall, including the application form and all supporting plans and documents to the various Borough Departments and professional staff to which the application is submitted for their review. This documentation must be received by the departments and professional staff at least 30 calendar days prior to the public meeting at which the application is to be considered, otherwise the application will be deemed incomplete. Referral forms are available at the Borough Hall with this application.

| Quantity | Description of Item |
|----------|---------------------|
| | |
| | |

Copies of each referral form, and Preliminary Site Plan or Subdivision Application documents shall be forwarded to the Borough Hall for the following:

- a. Land Use Officer
- b. Borough Engineer (if different than Planning Board Engineer)
- c. Board of Health
- d. Police Chief
- e. Department of Public Works Superintendent
- f. Fire Prevention Bureau
- g. Recreation Commission
- h. Hillsdale Board of Education, 32 Ruckman Road, Hillsdale, NJ 07642
- i. Environmental Commission

The applicant shall produce proof by affidavit to the Board of the date such copies were sent. To be provided prior to the formal hearing date.

20. ADVERTISEMENT (Do not publish the notice or serve affidavits **until the application has been deemed complete** by the Board.)

Obtain list of affected property owners within 200 ft. from the Borough Tax Assessor. The Tax Assessor has 7 days to provide this information. You should contact the Tax Assessor's office as soon as possible to receive your list of affected property owners. There is a \$ 10 fee for this list.

A copy of the Notice must appear in the official newspaper of the Borough and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinances from which relief is sought, if applicable (see attached Sample Public Notice).

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Deputy Secretary for the hearing.

An affidavit of service on all property owners and a proof of publication must be filed with the Planning Board Attorney no less than 5 business days prior to the hearing date, the hearing can proceed.

21. DISCLOSURE STATEMENT **N/A**

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55-D48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. [Attach pages as necessary to fully comply.]

Name _____
Address _____
Interest _____

CERTIFICATIONS

22. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

(If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this _____ day of _____, 20 ____

NOTARY PUBLIC

SIGNATURE OF APPLICANT

23. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

(If the owner is a corporation this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this
27th day of July, 2023

Gloria Duby
 NOTARY PUBLIC
 GLORIA M. DUBY
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires Sept. 2024

[Signature]
 SIGNATURE OF OWNER

NOTARY PUBLIC
 GLORIA M. DUBY
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires Sept. 2024

that the sum of \$ 2,500.00 has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Borough of Hillsdale, I further understand that the escrow account is established in accordance with State Law to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I as the applicant will be notified of the required additional amount and shall add that sum to the escrow account within fifteen days.

7/27/2023
 Date

[Signature]
 SIGNATURE OF APPLICANT

To be completed by the Deputy Secretary only.

| | | | |
|------------------------|--|-----------------|--|
| Planning Board | | | |
| Date Filed | | Application No. | |
| Application Fees | | Escrow Deposit | |
| Scheduled for: | | | |
| Review of Completeness | | Hearing | |

Contribution Disclosure Statement

See Borough Ordinance 04-13

This Statement **must be** filed for all **variance applications** by the property owner, the applicants and their associates, and all professionals who provide testimony, plans, and reports in support of variance applications, all who have an enforceable proprietary interest in the property or development, or whose fee in whole or part is contingent upon the outcome of the applications.

This Statement is not required to be filed for an applicant affecting a sole single-family dwelling and/or in the event the contribution has been made in an amount equal to or less than \$ 400.00.

List below any and all contributions made to, or on behalf of, any candidate, candidate committee, joint candidate committees, political committee, of or pertaining to the Borough of Hillsdale, made up to four year prior to the filing of this variance application, and/or a liability or commitment assumed during the pendency of this application, and required to be reported to N.J.S.A. 19:44-1 et seq.:

| Contribution* | Date | Recipient |
|---------------|------|-----------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

* Value as defined in the Borough Ordinance 04-13

None

If no such contributions were made, indicate "None" by placing a check mark in the box.

BOROUGH OF
HILLSDALE
New Jersey

Steven Loesner
Zoning Official

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

April 27, 2023

Ricardo Arnt
38 Glen Hook Rd.
Hillsdale, NJ 07642
Block 105 Lot 7 Zone R-1

Re: Proposed Pool

Mr. Arnt,

Your application for the pool, patio and fence is *denied*. The submitted plan shows the patio around the pool to be approximately five (5) feet from the rear and side property lines. By code patios of any kind are to have a ten (10) foot set back.

310-55 Regulations applicable to all districts

(5)

Patios, unroofed porches and unroofed decks less than four feet above finished grade which are less than 20% of the gross principle dwelling area footprint may extend into required side and rear yards but not closer than 10 feet to any lot line. Deck area shall include stairs. The deck height shall exclude hand railings and guards.

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. If you have any questions, please contact this office

Sincerely,



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

CC: Natalie Rowe by E-Mail
Planning Board Secretary

CC: W.R. Biophere Inc
180 Old Tappan Rd.
Old Tappan, NJ 07675

CC: Mary Williams
Building Dept.