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NEW YORK, NY

June 7, 2024

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

Regarding: **Block 1303, Lot 13, Borough of Hillsdale**
12 Avon Court: Variance Application PZ-08-24
Mark and Michelle DiPisa, Applicants and Owners

Dear Chairwoman Kates and Members of the Board:

We are in receipt of a bulk variance application submitted on or about May 28, 2024 to the Board. The following documents were submitted:

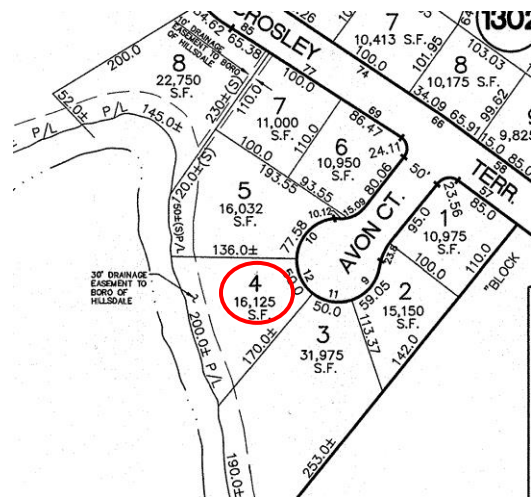
- “Porch Addition for DiPisa Residence, 12 Avon Court, Hillsdale, New Jersey” by Thomas J. Mesuk, Architect consisting of five (5) sheets, dated May 1, 2024, revised to May 6, 2024.
- An existing conditions survey by Paparozzi Associates, Inc. dated May 21, 2024.

The applicant proposes to construct a new front porch. The applicant is appealing a May 7, 2024 denial from the Zoning Official for a single bulk (“c”) variance.

General Site Description

Lot 4 is a conforming lot for area and consists of 16,125 (0.37 acre). It is located on the southwest side of the Avon Court cul-de-sac (located off Crosley Terrace) in the R-3 Residential Zone District (minimum lot size required 10,000 SF).

The property is improved with a 1½ story dwelling. A macadam driveway provides access to the dwelling from Avon Court. Various walkways, a patio and deck exist in the rear yard.



Application

The applicant is requesting relief from a May 7, 2024 denial from the Zoning Official for the construction of a front porch. The proposed porch addition is 367.4 SF in size and projects 11.6 ft. closer to the road (at the closest point) than the existing dwelling. The existing front yard setback is 35.4 ft. where a minimum of 30.0 ft. is required. See General Comment #2 below. No other improvements are proposed.

Completeness Review

The application was reviewed against the Checklist for Variance Applications.

The application is complete to schedule a public hearing.

Zoning Review

The following variances are required:

Existing Variances:

1. **Lot Width** (Mean distance between side lot lines): 50.0 ft. existing proposed vs. minimum of 100.0 ft. required.

Proposed Variances:

2. **Front Yard Setback:** 23.8 ft. proposed vs. 30 ft. required, a difference of 6.2 ft. (Note that the exception under Section 310.54.C. does not apply as the proposed porch exceeds the 40 SF maximum area required). See General Comment #2 below.

We assume the setback is given to the closest portion of the dwelling excluding gutters. This should be confirmed at the public hearing.

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. The submitted survey (Paprozzi Associates, Inc. dated May 21, 2024) varies slightly from the survey used on the Site Plan (dated April 20, 2018). Most notably, the existing front yard setback shows as 35.4 ft. (versus 35.5 ft. on the Site Plan).

Based on the newer survey, the proposed front yard setback should be 23.8 ft. (versus 23.9 ft. as shown on the Site Plan).

3. Impervious coverage will be increased by the size of the proposed porch, 367.4 SF. No stormwater management devices are required.
4. It does not appear that any trees are being removed.
5. A soil moving permit may be separately required for construction.

The variance completeness checklist is attached. 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: Marc Liebman, Esq.
1120.052

BOROUGH OF HILLSDALE PLANNING BOARD
CHECKLIST - VARIANCE APPLICATION

Applicant: Mark and Michelle DiPisa

Address: 12 Avon Court

Block: 1303 Lot: 4

Date: June 7, 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 photographs.