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NEW YORK, NY

April 21, 2022

Chairman Dewey Burluson
and Members of the Planning Board
Borough of Hillsdale
380 Hillsdale Ave.
Hillsdale, NJ 07642

Regarding: **Block 408, Lot 1, Borough of Hillsdale**
363 Wierimus Rd.: Variance Application PZ-04-22
Edward & Jennifer Rilli: Applicant and Owner

Dear Chairman Burluson and Members of the Board:

We are in receipt of a bulk variance application, an engineering plan, and architectural drawings submitted to the Borough on April 1, 2022. The engineering plan consists of one sheet entitled, "Site Plan and Soil Erosion & Sediment Control Plan," prepared by Azzolina & Feury Engineering, Inc. and dated January 29, 2022. The architectural plans consist of two sheets prepared by Joseph J. Bruno, AIA, dated February 15, 2022.

The applicant proposes to construct two additions to an existing dwelling. The applicant is appealing a February 17, 2022 denial from the Zoning Official because the proposed addition encroaches into the required front and rear yard setback areas. The application involves a bulk ("c") variances.

General Site Description

Lot 3 of consists of 14,064 SF (0.32 acre) and is irregularly shaped. The lot has frontage on Wierimus Road, Wierimus Lane and the Garden State Parkway and is located in the R-2 Zone District (minimum lot size 15,000 SF). The lot is improved with a frame bi-level dwelling and a rear paver patio. Various fencing exists on the property.

The lot is substandard for Lot Area, Lot Width and Lot Depth. The property has frontage on two local streets, and the Garden State Parkway. The Planning Board has in past major subdivision applications ignored the Parkway as to front yard setbacks, and considered as the rear of building lots. The Parkway is a Limited Access Highway offering no frontage or access to private lots.

Application

The applicant proposes to construct a one-story addition to the back of the dwelling (220 SF), and both a two-story addition (282 SF) and a one-story addition (46 SF) to the west (left) side of the house. The applicant also proposes to construct a basketball court and a new paver patio behind the dwelling.

If the application is approved, the dwelling will contain a family room, office, bedroom, full bathroom, half bathroom, laundry room and garage on the Ground Floor. The Main Floor will contain a kitchen, family room, dining area, three bedrooms and two bathrooms, as well as a new terrace area off of the kitchen.

The additions encroach into the required setback areas.

Completeness Review

The application was reviewed against the Checklist for Variance Applications. The following item is deficient:

1. Photographs of the subject and area properties. These must be provided at the public hearing.

With submission of the above deficient item prior to the public hearing, the application can be deemed complete and scheduled for a public hearing.

Zoning Review

The architectural plans include a bulk table. The following variances are required:

Proposed Variances

1. **Front Yard Setback, Wierimus Road:** 34.8 ft. proposed vs. 50 ft. required, a difference of 15.2 ft.

We assume that the distance the new Covered Platform (front door) is a greater setback than to the fireplace.

2. **Rear Yard Setback, Garden State Parkway:** 15.8 ft. proposed vs. 50 ft. required, a difference of 34.2 ft.
3. **Patio (Basketball Court) Location, 310-55H(5):** Enlarged patio (basketball court) proposed in front yard setback area.

Existing Variances

4. **Lot Area:** 14,064 SF existing vs. 15,000 SF required, a difference of 936 SF.
5. **Lot Width:** 89.7 ft. existing vs. 100 ft. required, a difference of 10.3 ft.
6. **Lot Depth:** 79.9 ft. existing vs. 150 ft. required, a difference of 70.1 ft.
7. **Front Yard Setback, Wierimus Road:** 36.4 ft. existing vs. 50 ft. required, a difference of 13.6 ft.
8. **Secondary Front Yard Setback, Wierimus Lane:** 24.7 ft. existing vs. 50 ft. required, a difference of 25.3 ft. This is the former road right-of-way before the Parkway was constructed.
9. **Rear Yard Setback, Garden State Parkway:** 24.3 ft. existing vs. 50 ft. required, a difference of 25.7 ft.

General Comments

1. The application is for bulk variances in connection with new additions.
2. Paving stones are counted as 50% Impervious Coverage. The zoning table should be amended.
3. No trees are shown to be removed.
4. The stormwater detention Cultec chamber must have sufficient capacity to store 500 gallons. The proposed chamber appears to only have a capacity of 375 gallons.
5. The applicant is responsible for providing the required testimony for all variances. The positive and negative criteria must be satisfied for each.
6. If the variance application is approved, a Soil Movement Permit application is required with the application for a construction permit.

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

Very truly yours,

C. P. STATILE, P.A.

(original signed)

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

CPS/mr

cc: Edward & Jennifer Rilli, Owners
Joseph Bruno, Architect
Azzolina & Feury Engineering
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