



BOROUGH OF HILLSDALE

380 Hillsdale Avenue • Hillsdale, New Jersey 07642-2794
201-666-4800 • Fax: 201-358-5002 • www.hillsdalenj.org

September 16, 2013

VIA FACSIMILE

To: The Record
Legal Advertising Dept.

Please publish the following notice as soon as possible. Thank you.

Sincerely,

Christie Wyssenski

Recording Clerk - Planning Board

cc: w/copy of Resolution: **C. Statile, P.E.**

C. Reiter, P.P.

Building Department

S. Wikowski, Borough Clerk

Applicant

BOROUGH OF HILLSDALE
PLANNING BOARD
NOTICE

PLEASE TAKE NOTICE that at a duly convened meeting held on September 11, 2013, the Planning Board of the Borough of Hillsdale adopted a resolution approving the application of Michael and Fran Kanter with respect to Lot 13 in Block 1517 for variance approval.

A copy of this determination has been filed in the office of the Borough Clerk, 380 Hillsdale Avenue, Hillsdale, NJ and is available for inspection between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday.

BY ORDER OF THE
HILLSDALE PLANNING BOARD
Christie Wyssenski
Recording Clerk to the Board



PLANNING BOARD
BOROUGH OF HILLSDALE

IN THE MATTER OF THE APPLICATION OF
MICHAEL AND FRAN KANTER
PERTAINING TO BLOCK 1517, LOT 13
32 RIVERDALE STREET R-4 ZONE

APPEAL NO.
PZ-05-13

WHEREAS, application has been made by MICHAEL AND FRAN KANTER for a floor area ratio (F.A.R.) variance in connection with an existing second-story addition at premises located at 32 Riverdale Street, also known and designated as Lot 13 in Block 1517 as shown on the Tax Assessment Map of the Borough of Hillsdale; and

WHEREAS, a hearing was held on July 10, 2013; and

WHEREAS, architectural plans prepared by Dario Architecture Design (A1-A4) dated September 12, 2011, a letter from Dario Pasquariello, AIA, clarifying the building height and impervious coverage, a Plat of Survey prepared by Troast Surveying Associates, Inc. dated August 31, 2011 and an As-Built Survey dated January 13, 2013 prepared by Troast Surveying Associates, Inc., were submitted to the Board Engineer for his review (hereinafter collectively referred to as "plans");

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Hillsdale, County of Bergen and State of New Jersey, that it makes the following findings of fact:

1. Notice and publication pursuant to the Municipal Land Use Act have been appropriately made.

2. Opportunity was provided to the applicant, as well as the public, to be heard.
3. The property is situate in the R-4 Residential Zone District.
4. The applicant seeks a F.A.R. variance of 34.6% where 30% is the maximum permitted.
5. Applicant obtained construction permits and had a second-story addition constructed. Applicant was unaware that the addition did not conform to all zoning regulations. Upon submission of final as-built plans, the applicant's architect computed that the inclusion of the addition exceeded the maximum permitted F.A.R. Originally, the architect had classified about 330 sq. ft. of the existing dwelling as a basement but it was later determined not to be a basement and therefore was included in the F.A.R. calculation.
6. The applicant agreed to plant shade trees to mitigate the F.A.R. variance sought.
7. The benefits of granting the relief requested will outweigh any detriments and the purposes of the Municipal Land Use Act have been satisfied.

BE IT FURTHER RESOLVED that the Planning Board of the Borough of Hillsdale, County of Bergen and State of New Jersey, hereby grants the variance relief requested by applicant, subject to the following:

- A. Planting of trees after the submission of a landscaping plan to the Borough Engineer; and
- B. Compliance with all municipal ordinances, regulations, building codes and applicable state statute.

MOTION SECOND IN FAVOR OPOSED ABSTAIN

ALTER		X
HON ARNOWITZ		
CALABRIA		
HON DEGISE		
FRANCO		X
HON GIANCARLO		X
HORVATH	X	X
KATES		X
LICHTSTEIN		
MLANO		X
TRAUDT	X	X

BE IT FURTHER RESOLVED that a brief notice of this Memorialization Resolution be published and distributed in accordance with law, and that a copy be forwarded to Applicants, the Hillsdale Land Use Officer, the Hillsdale Police Department, and the Borough Engineer.

PLANNING BOARD OF BOROUGH OF
HILLSDALE

By *Laura Calabria*
LAURA CALABRIA Chair

DATED: September 11, 2013

Offsets shown herein are not to be used as a basis for construction of fences or other permanent structures.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT MUNICIPAL SETBACK REQUIREMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS.

SUBSURFACE & ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

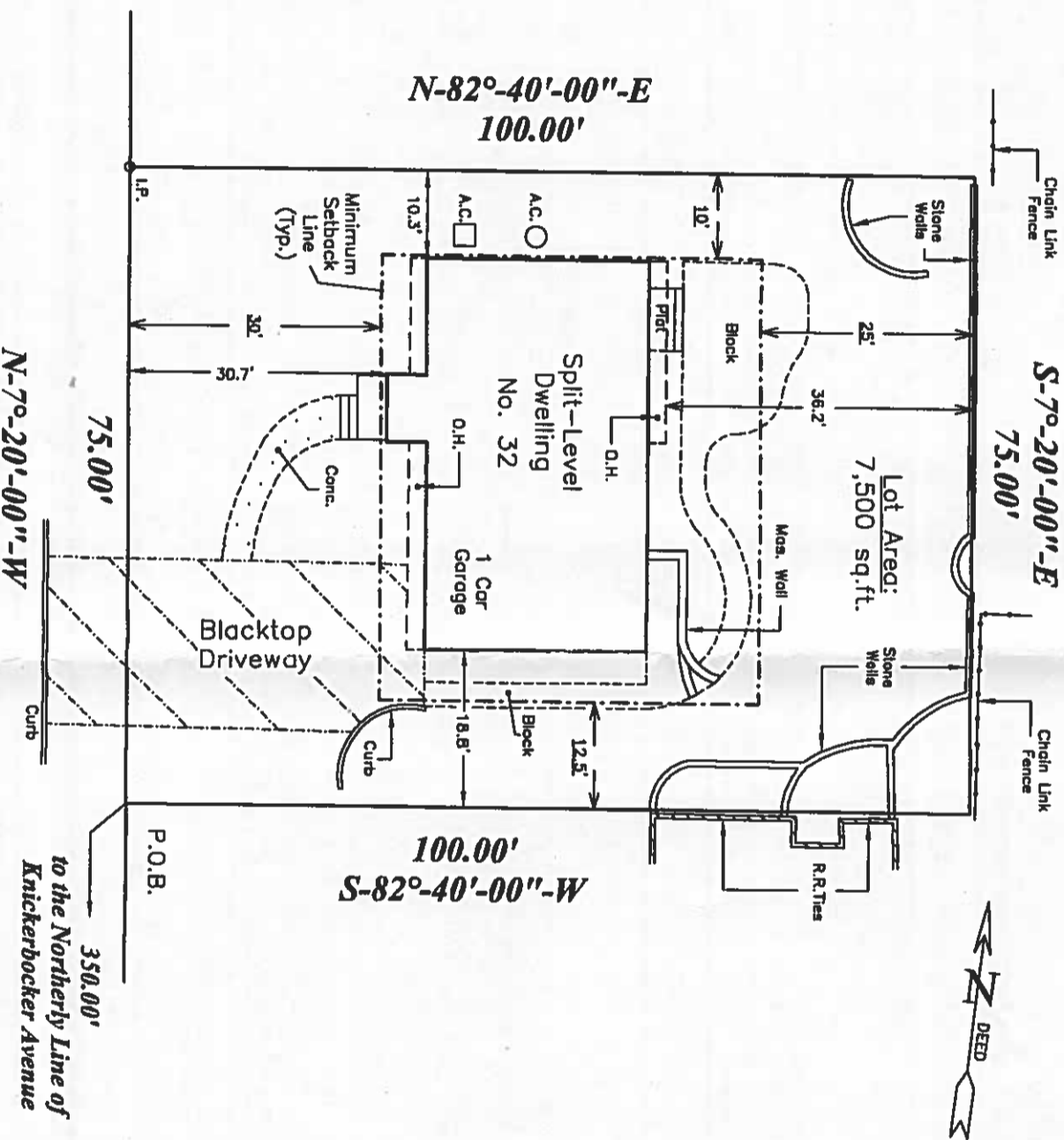
SUBJECT PREMISES COMMONLY KNOWN AS TAX LOT 13 IN TAX BLOCK 1517.

RIDGE HEIGHT = 27.15'

Height of Highest Peak Above Average Grade Of Ground Adjacent To Dwelling

FLOOR AREA RATIO

LEVEL A [Garage Level]	-	640.5	sf
LEVEL B [Entry Level]	-	636.4	sf
LEVEL C [Above Garage]	-	689.5	sf
LEVEL D [New Level]	-	628	sf
Total	=	2594.4	sf
	=	34.6	%



RIVERDALE STREET (50' Wide R.O.W.)

N-7°-20'-00\"-W

to the Northerly Line of Knickerbocker Avenue

350.00'

75.00'

P.O.B.

100.00' S-82°-40'-00\"-W

N-82°-40'-00\"-E 100.00'



REFERENCE MAP:

ASSESSMENT MAP, BOROUGH OF HILLSDALE, BERGEN COUNTY, NEW JERSEY.

CERTIFYING SURVEYOR ASSUMES NO LIABILITY FOR THE USE OF THIS PLAT FOR SURVEY AFFIDAVITS OR FOR INTERPRETATION OF DIMENSIONS AND/OR SCALED DISTANCES HEREON FOR THE CONSTRUCTION OF IMPROVEMENTS (BUILDINGS, FENCES, LANDSCAPING, WALLS, ETC.) UNLESS SAID IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH MARKERS SET SPECIFICALLY FOR SUCH PURPOSES BY THE SURVEYOR.

BY MY SIGNATURE AND SEAL HEREON I CERTIFY TO THE FOLLOWING SPECIFICALLY NAMED PARTIES THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF NEW JERSEY AND THAT THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY IMMEDIATE SUPERVISION. I FURTHER DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN REPRESENTS THE CONDITIONS EXISTING AS OF THE DATE SHOWN.

CERTIFIED ONLY TO:

MICHAEL KANTER & FRANK KANTER

Certification is not transferable to subsequent owners or institutions.

AS-BUILT SURVEY ON PREMISES LOCATED AT

32 RIVERDALE STREET

BOROUGH OF HILLSDALE BERGEN COUNTY, NEW JERSEY

TSA # 51262(ab2012) DATE: Jan. 17, 2013

SCALE: 1"=20' DRAWN: THB CHECK: PT

FD: DISK - S-78 CD: DISK - C-13

TROAST SURVEYING ASSOC., INC. P.O. BOX 808 PARANJUS, NJ, 07653 (201) 262-5308 CERTIFICATE OF AUTHORIZATION NO. 24CA27996700

Paul J. Troast

PAUL J. TROAST, P.L.S.

LICENSED PROFESSIONAL LAND SURVEYOR N.J.S. LICENSE NUMBER 29358

SUBJECT TO EASEMENTS, GRANTS, RESTRICTIONS, RIGHTS-OF-WAY AND CONDITIONS OF RECORD AND SUCH STATE OF FACTS WHICH AN ACCURATE AND CURRENT ABSTRACT OF TITLE MIGHT DISCLOSE.

VALID COPIES OF THIS PLAT CONTAIN SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL.