

**Borough of Cresskill
Zoning Board of Adjustment
Minutes Jan. 24, 2013**

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1219 Premier Guidance LLC (cont) 30 Heatherhill Rd Block 1.04 Lots 9

Mr. Carpio said that he does not have a separate survey.

Ms. Furio said the survey is referenced but is not on our copy.

The board members looked through their plans for a survey and did not find one.

Mr. Kassis said that he would like to see the original survey.

Ms. Furio asked if the addition was going straight up.

Mr. Carpio said yes, straight up Ms. Furio said that the Impervious coverage is 2.47%, is the extension to the patio necessary. Is there a way you can reduce the Impervious coverage?

Mr. Carpio said yes, we don't need that size of patio in the rear, and on the right side of the property we don't need the walkway either.

Mr. Van Horne asked if there was a walkway there now.

Mr. Carpio said yes, it was in cement. They are not adding anything just replacing everything with pavers.

Ms. Batistic said that if they had a survey, that would be evident.

Ms. Furio asked if the drain was new.

Mr. Carpio said yes, it is connected to a sump pump and ends on the front yard.

Mr. Carpio said it was a damaged house, a foreclosed property.

Ms. Batistic asked if there was a street drainage system in the front.

Mr. Carpio said no there was not.

Ms. Batistic suggested a dry well for the front yard.

Mr. Merzel asked how much would the Impervious be reduced, if a portion of the patio is removed so that it was in line with the house.

Mr. Carpio said that it was about 4' by 5', 20 sq.ft.

Mr. Merzel said its more like 100 sq.ft. You have no problem with keeping it in line with the house.

Mr. Carpio said no problem.

Mr. Merzel said to reiterate; you are going straight up- no changes to the foot print of the house. What used to be a garage and is a family room now, you are turning it back into a garage. The master bedroom will be above it. Under the deck, is that earth?

Mr. Carpio said the deck was added to the plans, but they have not yet decided to build it.

Mr. Merzel the calculation was done with the deck having earth underneath.

Mr. Carpio said that with no deck that would become part of the patio.

Ms. Furio said that would change the Impervious.

Mr. Kassis said that the deck is included in the impervious calculation.

Ms. Furio asked if the deck was included in the Impervious calculation.

Mr. Carpio said that he assumes that it was.

Mr. Van Horne said that you cannot testify definitely to that.

Mr. Carpio agreed.

Ms. Furio said, if you are going straight up you are not increasing the footprint, then the Side Yard and Combined Side Yard is actually an existing condition and not a proposed variance.

Mr. Carpio said yes, but on the original application it was shown as existing, but they were told to change it- he does not know the reason why. The value of the numbers were changed, they were lower initially.

Ms. Furio said that the point is that it is not a proposed but an existing variance.

Mr. Kassis said the garage was originally approved for a one story structure. You are proposing to add a second story. Was there any consideration on how that would impact the appearance? I have concerns over the height of the garage, and being so close to the side yard that requires a variance.

Mr. Carpio said we are converting it back into a garage and putting the master bedroom above it.

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Mr. Kassis said that on the north and south elevations there are no windows. The neighbors of that house will be staring at a blank wall.

Mr. Carpio said we could add windows if it would make it more appealing.

Ms. Furio asked if the board had any other questions.

Ms. Furio asked if any member in the audience had any questions.

Mr. Ramnani, 6 Heather Hill Rd. was sworn in.

Mr. Ramnani said that they were right behind the house. He would like to see the plans. The garage could block their view. Would like to know how it would impact their property.

There was a discussion by the Board members and Mr. Ramnani as to the location of his house relative to 30 Heatherhill Rd. Mr. Ramnani's house is in Demarest. From Mr. Ramnani's back-yard he can see the back-yard of 30 Heatherhill Rd.

Mr. Karpinski, 26 Heatherhill Rd., was sworn in.

Mr. Karpinski said that Mr. Carpio's property abuts his from behind. He has not seen pictures of the house and he came to see what it would look like. When he and some neighbors wanted to add a 2nd floor, the town suggested that they do something different. That's why everyone has an addition to the back of the house. That was a long time ago.

Mr. Karpinski said that he was not objecting to the application but wants to see what it entails. The garage was added after the house was built. Side yard is 10' 6" right now.

Mr. Kassis said we would like to hear your comments.

Mr. Karpinski said none of us were allowed to add a second story. At that time, they counting the height of the house from the street level.

Mr. Kassis said now it is the average of the front elevation from the foundation.

Mr. Karpinski examined the plans.

Mr. Karpinski said the driveway will be double in size- now it is single about 12' wide.

Mr. Merzel asked does it extend beyond where the garage now ends ?

Mr. Karpinski said it extends to the edge of the sidewalk along side the garage.

Mr. Merzel said that this is why we need to see the original survey.

Mr. Van Horne said that the architect should testify how he did the calculation of the FAR and the Impervious coverage.

Mr. Karpinski said that he does not like the 2nd floor on the garage because he would get more shade on that side of the house.

Robert Clarke, 34 Heatherhill Rd., was sworn in.

Mr. Clarke said that he lives on the left side of 30 Heatherhill Rd.

Mr. Clarke asked what is the height of the building.

Mr. Clarke was told it was 27'. Mr. Clarke examined the plans.

Mr. Clarke said he objected to the blank wall proposed for the garage.

Mr. Merzel said that variances are needed for both side yards.

Mr. Kassis said that a variance was granted for a one story garage. The driveway is less than 10' from the property line. The application is seeking a 2 story over a previously issued variance. The FAR is high. The 10' on the north side of the property is missing. A larger variance is needed for the north side.

Ms. Furio said there are several issues: missing variances, no survey, the FAR is a little high, concerns about a master bedroom over a garage, previously granted as a one story.

We can vote on it as it stands now with several issues, or you can choose to continue next month and re-evaluate and get a survey with all the appropriate variances so that we know exactly what we are looking at. We have no concrete information and the vote could go one way or another.

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Mr. Carpio said that he could bring in a survey, and have his architect attend to answer any questions. Mr. Carpio explained how the figures of the original application were changed at behest of the Building dept.

Mr. Kassis said you may want to address the appearance of the side of the garage to accommodate the neighbors. We need dimensions, especially along side the driveway.

Mr. Carpio said that he will supply the dimensions, and also the changes in the back to the patio to come just flush with the house.

Ms. Furio said that the FAR needs to be addressed.

Mr. Kassis said also the patio on the north side to get the Impervious down would be beneficial.

Ms. Furio said that we will continue at the next meeting. Notification (within 200') is not needed.

Mr. Van Horne said that the plans must be submitted 10 days before the meeting.

The application was carried.

Other Business

Appointment of officers to the Zoning Board of Adjustment.

The appointment of Mr. Glen Kassis as Chairman, and Ms. Cheryl Furio as Vice Chair, was accomplished by secret ballot, under the direction of Attorney Jack Van Horne.

Ms. Gail Westerfeld volunteered for the position of Secretary.

Meeting adjourned at 9:02pm