



**Borough of Cresskill  
Zoning Board of Adjustment  
Minutes Feb. 28, 2013**

**1220 Simon Tell Properties LLC                      130 7<sup>th</sup> St                      Block 47 Lots 727**

The applicant proposes to construct an add-a-level..

Description	Required	Existing	Proposed	Variance Required
<b>Front Yard Set Back</b>	<b>25 ft</b>	<b>17.9</b>		<b>7.10</b>
<b>Side Yard Abutting/Lot</b>	<b>15 feet</b>	<b>6.7</b>		<b>8.3'</b>
<b>Combined Side Yards</b>	<b>35 feet</b>	<b>23.7</b>		<b>11.3'</b>
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	(variable)			
<b>Lot Frontage</b>	<b>100 ft</b>	<b>50'</b>		<b>50'</b>
Lot Depth	100 ft			
<b>Bldg Coverage %</b>	<b>20%</b>	<b>26.74%</b>		<b>6.74%</b>
<b>Impervious Coverage</b>	<b>35%</b> <b>(variable)</b>	<b>49%</b>		<b>14%</b>
Height	28 feet			
<b>Lot Area.</b>	<b>10,000 sq.ft</b>	<b>5,000 sq ft</b>		<b>5,000 sq ft</b>

Mr. John Manfredonia, attorney for the applicant, summarized the variances required by the applicant.

The application does not change the footprint of the existing structure, but there are existing non-conformities.

Mr. Chris Blake, architect for the applicant, was sworn in.

Mr. Blake gave his credentials as prompted by Mr. Manfredonia.

Mr. Manfredonia moved Mr. Blake as an expert in this case.

Mr. Manfredonia asked Mr. Blake questions concerning 4 photographs (1,2,3,4) of the property :

Q Do these photographs portray the property as it exists today ?

A Yes they do.

Q Did you take these photographs ?

A Yes I did.

Q Did you doctor them in any way ?

A No.

Mr. Manfredonia introduced the photographs as exhibits A1, A2, A3, A4

Mr. Blake testified the existing house is small on a small property- 50' by 100'.

The existing house consists of one story and an attic- a ½ story house. There is a staircase in the middle of the house. The first floor has a kitchen, a living room and a dining room and 2 bedrooms and a bathroom. The foot-print is 939sq.ft., the second floor is 450sq.ft. There is a small detached 2 car garage in the rear.

Mr. Manfredonia asked if the 2<sup>nd</sup> floor is renovated.

Mr. Blake said that the whole house is in a state of disrepair.

Mr. Blake said that photograph A2 shows the neighbor's house which is of similar size and set back and with a 2<sup>nd</sup> floor. Our house with a 2<sup>nd</sup> floor addition will be of similar size as the one next door.

Mr. Blake said that with a second floor addition the house will be of similar size and height as the house to the right.

**Borough of Cresskill  
Zoning Board of Adjustment  
Minutes Feb. 28, 2013**

**Page 3 of 4**

Mr. Blake said that photo A3 shows the other side of the front of the house. It shows the neighboring house, again a 2 story house. The photos show that the applicant's house is flanked by 2 driveways.

Mr. Blake said that A4 shows the rear of our house, the 2 story house next door, with the detached garage in the background.

Mr. Blake to describe the proposed renovations.

Mr. Blake said that the proposed renovation is to modify the upper floor to the extent to turn it into a full floor. It will have 8' ceilings, windows and it will turn into 3 bedrooms and 2 bathrooms. The bedrooms are modest- 12' by 12', 10' by 13', and they have closets. The stairwell will be in the similar location that it is now. The first floor stays the way it is. The finishes will be upgraded. The first floor does not have a lot of construction work.

Mr. Manfredonia asked will the construction work on the 1<sup>st</sup> and 2<sup>nd</sup> floors be within the existing footprint of the building?

Mr. Blake said yes, we are proposing a 2<sup>nd</sup> floor that does sit on the 1<sup>st</sup> floor foot print. We are not building an over the entry of the front door- the front door and the pantry in the back will be excluded.

Mr. Manfredonia asked for an explanation of the last page elevation shots.

Mr. Blake said that the house will keep a similar character and look that it has now. It will have more windows and taller 2<sup>nd</sup> floor roof lines. It has a pop out bay window in the dining room facing the driveway. It has architectural characters and is not just a simple box.

Mr. Manfredonia asked if the house will be within the height limits.

Mr. Blake said yes it is under the 28' height limitation.

Mr. Blake said the exterior of the house will be upgraded with a new roof, new siding. It will be an upgrade visually and aesthetically for the house and neighborhood.

Ms Furio asked if in the living room, the porch was enclosed and the door was moved.

Mr. Blake said that that was probably true. On the street some houses have porches, and others have porches that were enclosed.

Mr. Merzel asked if there was currently no dormer in the back?

Mr. Blake said there is no dormer in the back.

Mr. Merzel asked about the FAR.

Mr. Blake said the FAR is allowed to be 39% currently we are at 27.86% we're increasing to 36.60%.

Mr. Merzel asked if the patio was remaining where it is?

Mr. Blake said that the patio, the driveway and the garage stay where they are.

Mr. DePalo asked if they were building on top of the bump on the right side of the house.

Mr. Blake said no they were not.

Mr. Manfredonia asked Mr. Blake questions regarding the compatibility of the proposed construction

Q Is home as proposed compatible with homes in the area ?

A Yes, it will fit into the character of the street.

Q Will it bring substantial improvement to the community ?

A I think it will. It is now small by today's standards. The 2<sup>nd</sup> floor now has 6' ceilings and is quite impractical.

Q Will the house be compatible with the R-10 zone?

A The R-10 zone allows 2 story houses. The house will be more compatible with the R-10 requirements.

Q Will the variances promote the intent and purpose of the Zoning Plan and Zoning Ordinances of the Borough of Cresskill.

**Borough of Cresskill  
Zoning Board of Adjustment  
Minutes Feb. 28, 2013**

**Page 4 of 4**

A I think so. The R-10 does require / suggest a 2 ½ story house especially when the first floor is only 939sq.ft.

Mr. Manfredonia said that he will move on to the negative criteria.

Q Will this construction negatively affect the light , air and space of the neighboring homes?

A I don't think so. We tried not to make a big bulky house. It will be completely compatible with the neighborhood.

Q Will the proposed construction create any kind of inordinate demand on parking or traffic?

A No the driveway is quite sufficient for parking for a single family house.

Q Will this house fit within the character of the surrounding properties.

A Yes I think it would.

Q Can this variance be granted without substantial detriment to the public good ?

A Yes, I think it can..

Q Does this construction promote further the trend of providing contemporary housing for people who live in Cresskill ?

A I think it does. Because the upgrade to the size of the house is more to today's standards. It will also bring up the aesthetics of the exterior finishing.

Q Can this variance be granted without substantially impairing the intent or purpose of the Zone plan and Zoning ordinances in the Borough of Cresskill.

A Yes I think it can.

Mr. Manfredonia said I have no further questions. This concludes the testimony unless the board has any questions or comments about the plan.

Ms. Furio asked if there was anyone in the audience for or against this application.

*Someone in the audience asked for a survey and was shown the plan*

Mr. Corona asked if the exterior of the renovated house will match the garage.

Mr. Blake said it will.

Mr. Merzel asked what is the distance between the back of the house to the garage ?

Mr. Blake said between 18' and 20'.

Mr. Merzel made the motion to approve the application as presented.

Mr. Corona seconded.

The application was granted.

### **Other Business**

Ms. Furio said that Glen Kassis has tendered his resignation because he has received contracts for Property Management that will no longer afford him the time required to be a member of the Zoning Board of Adjustment.

Ms. Furio read Glen Kassis' letter of resignation as of Feb.15, 2013.

Ms. Furio said that a vice chair-person will be appointed at the next ZBOA meeting.

**Meeting adjourned at 8:38pm**