Borough of Cresskill
Zoning Board of Adjustment
Minutes Mar. 22, 2012

Present: Mr. Amicucci, Ms. Batistic, Ms. Furio, Mr. Moldt, Mr. McLaughlin, Mr. Merzel, Mr. Kassis, Mr. Corona, Mr. Van Horne (Board Attorney), Mr. Azzolina (Borough Engineer).
Absent: Ms. Westerfeld
The meeting was called to order at 8:09 pm.
Mr. Amicucci announced that the meeting had been published as required by the Sunshine Laws of the State of New Jersey.
The minutes of Jan. 26, 2012 were approved.

1204 Aguirre 212 Grant Ave. Block 119 Lot 1

The applicants, Andres and Gloria Aguirre, would like to construct a deck at the rear of their home.

Description	**Required**	**Existing**	**Proposed**	**Variance Required**
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot	15 feet			
Combined Side Yards	35 feet			
Rear Yard Set Back	**30 feet**		**26.26'**	**3.74'**
Max. Livable Fl.Area	variable			
Lot Frontage	100 ft			
Lot Depth	100 ft			
Bldg Coverage %	20%			
Impervious Coverage	variable			
Height	28 feet			
Lot Area.	10,000 sq.ft			

Ms. Gloria Aguirre was sworn in.
Ms. Aguirre testified that they are applying for approval of a deck with a Rear Yard Set back variance of 26.26' instead of 30'.
Mr. Amicucci said that he had looked at the property and has no problem with the application.
Mr. Kassis asked what is the height of the deck off the ground ?
Ms. Aguirre said 2'.
Mr. Merzel said that it is 16.5' from the corner.
Mr. Amicucci said that the requirement is 25'.
Mr. Merzel explained that in a corner lot both sides are considered front yards, hence the 25' set back requirement.
Mr. Merzel noted that because the house is situated at an angle, the problem of blocking the view of traffic on a cross street is not an issue.
Ms Furio said that the angle is also a hardship.
Mr. Amicucci said there is an issue that the house next door on Brookside is set back 25'.
Mr. Merzel asked where was the exit from the house to the deck?
Ms Aguirre indicated the location of the exit door on the plan.
Mr. Amicucci said there was a fence around the property, that was partly broken.
Ms. Aguirre explained the location of the fence.

1204 Aguirre (cont.) 212 Grant Ave. Block 119 Lot 1

Mr. Amicucci asked if they were going to repair the fence.
Ms. Aguirre said that they were.
Mr. Amicucci asked if the fence was 4'.
Ms. Aguirre said that it was.
Mr. Kassis asked what is the distance between the fence and the street on Brookside. There is a sidewalk there. The property line is off set by the sidewalk.
Mr. Andres Aguirre was sworn in.
Ms. Batistic said that there is about 10' from the curb line to the fence.
Ms. Furio asked if there will be a railing on the deck.
Mr. Aguirre said yes.
Mr. Amicucci said that the proposal was a deck not an addition. It was 2' off the ground. It would not bother him if he were a neighbor. With a fence around the property no one will see the deck.
Mr. Amicucci asked if there was anyone in the audience for or against this application.
Mr. McLaughlin made the motion to approve the application. The approval of the variance is specifically only for the deck.
Ms. Furio seconded.
The application was granted.
Mr. Amicucci said that next month 3 stamped and signed plans would be available for the Building Dept., the Zoning Board, and the owner.

1200 Care One at Dunroven 221 County Rd Block 71 Lot 13-14

The applicant, Mr. Torsky, representative for Care One, is seeking the following variances in the P. Zone. He proposes to construct additions to the above referenced skilled nursing facility for an additional 22 beds.

Description	**Required**	**Existing**	**Proposed**	**Variance Required**
Front Yard Set Back	**25 ft**	**48.73 ft**	**21.7 ft**	**3.3 ft**
Side Yard Abutting/Lot	15 feet			
Combined Side Yards	35 feet			
Rear Yard Set Back	30 feet			
Max. Livable Fl.Area	variable			
Lot Frontage	100 ft			
Lot Depth	100 ft			
Bldg Coverage %	20%			
Impervious Coverage	variable			
Height	28 feet			
Max. Length of Bldg.	**160 ft**	**216 ft**	**279.5 ft**	**119.5 ft**

Mr. Van Horne announced that application 1200 for Care One at Dunroven has been adjourned at the request of the applicant to April 26, 2012. This is a controlled date, please call the Board secretary before you travel to Cresskill to attend the meeting, as the applicant may need more time before proceeding.
Mr. Ely said that he had given his Cell number to the Board secretary.

Memorializations

1203 Kogan 30 Clark St. Block 196 Lot 7

Ms. Kogan was granted an add a level; a new deck and wider driveway.

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Description	Required	Existing	Proposed	Variance Required
Driveway Distance from Property Line.	**10'**		**8'**	**2'**
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot	**15 feet**		**14.78'**	**0.22'**
Combined Side Yards	**35 feet**		**33.19'**	**1. 81'**
Rear Yard Set Back	**30 feet**		**19' 10"**	**10' 2"**
Max. Livable Fl.Area	Variable			
Lot Frontage	**100 ft**	**80'**		**20'**
Lot Depth	**100 ft**	**95'**		**5'**
Bldg Coverage %	20%			
Impervious Coverage	variable			
Height	28 feet	17' 7"	27.38'	
Lot Area	**10,000 sq.ft**	**7,600 sq.ft**		**2,400 sq.ft**

The approval was contingent on the removal of the roof over the proposed deck, and the driveway enlarged to more than 21' in width.
The applicant has submitted 3 copies of the revised plan showing the required changes.

Meeting was adjourned at 8:36 pm.