

**Borough of Cresskill
Zoning Board of Adjustment
Minutes May 23, 2013**

Present: Ms. Furio, Mr. Merzel, Mr. DePalo, Mr. McLaughlin, Ms. Batistic, Ms. Westerfeld,
Mr. Van Horne (Board Attorney)

Absent: Mr. Corona

The meeting was called to order at 8:02 pm.

Ms. Furio announced that the meeting had been published as required by the Sunshine Laws of the State of New Jersey.

The minutes of Apr. 25, 2013 were approved.

1221 Cresswood Homes LLC 20 Clark St. Block 196 Lots 4

The applicant proposes to construct a new single family residence.

Description	Required	Existing	Proposed Apr. 25	Variance Apr. 25	Proposed May 23	Variance May 23
Front Yard Set Back	25 ft					
Side Yard Abutting/Lot	15 feet	9'		6'	11.0	4.0'
Combined Side Yards	35 feet	26.1'	22.1	12.9'	26.1	8.9'
Rear Yard Set Back	30'	30.3'	10'	20'	20'	10'
Max. Livable Fl.Area FAR	33.42% (variable)	13.6%	42.79%	9.37%	37.6%	4.18%
Lot Frontage	100 ft	80'		20'		
Lot Depth	100 ft	95'		5'		
Bldg Coverage %	20%	24.4%	29.6%	9.6%	28.5%	8.5%
Impervious Coverage	31.9% (variable)	33.29%	35.02%	3.12%	34.4%	2.5%
Height	28 feet	20'	30.6'	2.6'	28'	
Lot Area.	10,000 sq.ft	7,600 sq ft		2,400 sq ft		

Because the application requests an FAR and a Height Variance, it must be approved first by the Zoning Board and then by the Planning Board.

This application was carried from the April 25, 2013 meeting of the ZBOA.

Ms. Cathy Benson, Architect, and Mr. Chris Boyd (owner of Cresswood Homes LLC) were still under oath from the April 25, 2013 meeting of the ZBOA.

Ms. Benson testified that they had used the revision, The height is now 28', we pushed the side yard and the fireplace in. So we are asking for only existing conditions. We went to a 10' deck instead of a 12' so we have a 20' rear yard. To keep the 2 car garage, we pushed the garage over to the side and will fill in part of the basement. By moving the garage, we lost another percent in the FAR, from the revision we showed you the last time. We also put a seepage pit for the rear of the house. We went down in building coverage to 28.9% from 29.6%. We went down in Impervious from 35.02% to 34.4%.

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Page 2 of 2

1221 Cresswood Homes LLC (cont.) 20 Clark St. Block 196 Lots 4

We have done everything in the revision plus the additional comments that we have gotten.

Ms. Furio said that the existing Combined Side Yards was shown as 22.1' .

Ms. Benson said that the existing was 26.1' .

Ms. Benson explained the measurement.

Ms. Furio asked if the measurement was based on the Portico on the north side.

Ms. Benson said that they were going in line with it.

Ms. Benson said that they were going to a hip roof.

Mr. DePalo said that the existing for the Combined yards was shown as 22.1' .

It was determined that the 22.1' was a typo on the Letter of Denial.

Ms. Furio said that the seepage pit is in the SE corner. Is that not the high point of the yard? It should be placed where it will do the most good.

Mr. Boyd said that it probably should be on the other side. The size to be determined by the engineer. It could be placed anywhere.

Ms. Benson said that the yard is being re-graded and the size and location of the pit will be determined by the engineer.

Mr. Boyd said that the yard is sandy and dries in an hour. The perc., there, is the best that it could be.

Ms. Furio said that the hip roof brought down the height and the visual impact on the street.

Ms. Boyd said that there was a gable in the front and a hip on the side. The gable is only one story. The 2nd story of the bedroom coming out is also a gable.

Ms. Furio said that there are still some variances, but the plan fits with the neighborhood and the property that you have to work with.

Mr. Merzel said that regarding the seepage tanks. You said that the front runs into the street. I don't know if that is permissible.

Ms. Benson said that they would consult the engineer.

Mr. Merzel made the motion to grant the application, subject to engineering approval of the seepage pit.

Ms. Batistic seconded.

The application was granted.

Ms. Furio said that next month they could pick up the building permit.

Other Business

Ms. Furio reminded the board members to give their NJ disclosure statements to Patti McKim.

Meeting was adjourned at 8:15 pm