

**Borough of Cresskill
Zoning Board of Adjustment
Minutes August 23, 2012**

1212 Fedynich (cont.) 37 Palisade Ave Block 179 Lot 53

Mr. Merzel said the lot is 80' by 97.5'. These are missing from the table. The combined side yards is 34.8', where 35' is required. The right side yard is 14'8", where 15' is required.

Mr. Amicucci said the rear set-back from the end of the deck is more than 30'.

The new survey was discussed by the members.

Mr. Amicucci said that the applicant was asked to get a new survey because the survey presented last month did not include the garage in the impervious. Any other variances are existing.

Mr. Amicucci asked if there was anyone in the audience with questions regarding the application.

Ms. Westerfeld motioned to grant the application.

Mr. DePalo seconded.

The application was granted.

At the request of Mr. Pestano, application 1214 was heard next, because the applicants attended the meeting with their young child.

1214 Sarubbi 57 Roosevelt St Block 14 Lot 47

The applicants propose to construct an addition.

Description	Required	Existing	Proposed	Variance Required
Front Yard Set Back	25 ft			
Min. One Side Yard	15 feet		11.2'	3.8'
Combined Side Yards	35 feet		31.45'	3.55'
Rear Yard Set Back	30 feet			
Max. Livable Fl.Area	Variable			
Lot Frontage	100 ft	65'		35'
Lot Depth	100 ft			
Bldg Coverage %	20%			
Impervious Coverage	Variable			
Height	28 feet			
Lot Area.	10,000 sq.ft	7531 sq.ft		2469 sq.ft

Mr. James Sarubbi Jr. was sworn in.

Mr. Sarubbi testified that he wished to do an extension/addition to his house. He requires a left side yard variance of 3.8' and a combined side yard variance of 3.55'.

Mr. Amicucci said that the variances were all existing.

Mr. Sarubbi agreed.

Mr. Amicucci said that in your back yard you have an addition on your house already.

Mr. Sarubbi agreed.

Mr. Amicucci asked that he proposed going straight up.

Mr. Sarubbi said that he was going up from the foot-print. Not increasing the size of the foot-print.

Mr. Amicucci asked if he was going any higher than 28'.

Mr. Sarubbi said that he was using his existing height of 26'. He will not go over 28'.

Mr. Merzel asked if the addition had been there for a while.

Mr. Sarubbi said that it was there when they had bought the house. He thinks it was built in the 80's.

Mr. Merzel asked about a cantilever.

**Borough of Cresskill
Zoning Board of Adjustment
Minutes August 23, 2012**

1214 Sarubbi (cont.) 57 Roosevelt St Block 14 Lot 47

Mr. Sarubbi said there will be a cantilever so the house will be completely squared off.
 Mr. Merzel and Mr. Amicucci said they only had the survey not the plan.
Mr. Sarubbi indicated on the plan where the cantilever would be. On the right hand side.
 Mr. Merzel asked about the patio.
 Mr. Sarubbi said that it was past where the addition is going to be. About 10' from the property line.
 The circular area is the patio.
 Mr. Amicucci asked if there was anyone in the audience for or against this application.
 Mr. Merzel motioned to approve the application as presented
 Ms. Westerfeld seconded.
 The application was granted.

1213 Pestana 184 Jefferson Ave Block 34 Lot 289

The applicant proposes to construct a 2 story addition with renovations.

Description	Required	Existing	Proposed	Variance Required
Front Yard Set Back	25 ft		19.02'	5.98'
Min. One Side Yard	15 feet		7.1'	7.9'
Combined Side Yards	35 feet		13.72'	21.28'
Rear Yard Set Back	30 feet			
Max. Livable Fl.Area	Variable 39%		43.76%	4.76%
Lot Frontage	100 ft	50'		50'
Lot Depth	100 ft			
Bldg Coverage %	20%		23.26%	3.26%
Impervious Coverage	Variable 35%		38.57%	3.57%
Height	28 feet			
Lot Area.	10,000 sq.ft	5585 sq.ft		4415 sq.ft

Mr. Van Horne explained that because there were only 4 voting members present, 3 members were required to approve the application. He asked if Mr. Pestano would like to come back next month.
 Mr. Pestano asked what happens if the application is denied.
 Mr. Pestano consulted with his architect.
 Mr. Amicucci said that he could re-apply but with a different application. He would have to re-notice.
 Mr. Pestano said he agrees to have the application heard tonight.
 Mr. Anthony Pestano was sworn in.
 Mr. Ali Qureshi (architect) was sworn in.
 Mr. Qureshi gave his credentials.
 Mr. Merzel asked where was the survey taken.
 Mr. Qureshi indicated the name of the surveyor and the date of the survey.
 Mr. Qureshi said that he had taken the survey and drawn on top of it. He referred to drawing A-2.
 Mr. Amicucci said that we have only A-1.
 Mr. Pestano said that he had gone to the office (Boro Hall) 3 times. He had been told by Susan that his application was complete.
 Mr. Qureshi gave out copies of the plan.

**Borough of Cresskill
Zoning Board of Adjustment
Minutes August 23, 2012**

Page 4 of 6

1213 Pestana (cont.)

184 Jefferson Ave

Block 34 Lot 289

Mr. Qureshi said the addition proposed is on the side of the house and on the back. The variances required are due to the under sized lot, causing a hardship. He reviewed the variances needed.

Mr. Pestano said that there is an existing elevated cinder block patio in the back which he will make shorter. To the left is a one car garage.

Mr. Pestano said that his neighbor has a 100' lot

Mr. Pestano said that he wants to center the existing front porch. He wants to take it down and make it smaller.

Mr. Pestano said the house was empty for 2 years – it was a short sale.

Mr. Amicucci explained the plans to the board members.

Mr. Amicucci asked how high is the new addition.

Mr. Qureshi said that the site slopes in the back.

Mr. Pestano said the basement is a walk-out.

Mr. Qureshi said that the new addition will stay at 28' on the average. The existing house is 31' average.

Mr. Amicucci said that the drawing shows that the addition will be the same height as the existing house.

Mr. Qureshi said that he had made a drafting mistake. We are going to keep it at 28' .

Mr. Amicucci said that we would specify the height in the resolution.

Mr. Qureshi agreed.

There was discussion among the board regarding the height of the proposed addition and the existing house.

Mr. Amicucci said the existing rear of the house is 33'. The front of the house is 30'. The addition can only be 28'.

Mr. Qureshi said that they will take the average of all corners.

Mr. Amicucci said that the new addition will be no more than 28'.

Mr. Amicucci explained the plan to Ms Westerfeld.

Mr. Amicucci said that they will change the pitch of the roof.

Mr. Amicucci asked how will the reverse gable end in the back.

Mr. Qureshi said that they would continue the existing gable in the back, and the side crossing one will be 28' and will tie into it.

Mr. Amicucci explained the plan to the board.

Mr. Amicucci said that he understands what Mr. Qureshi wants to do and he does not have a problem with it.

Mr. Qureshi said that they will reduce the existing impervious by shrinking the front porch, removing the 2 concrete pads for the sheds that no longer exist.

Mr. Pestano said he will get rid of the black top that goes to the shed.

Mr. Merzel said that the new proposed driveway is not marked on the plan.

Mr. Merzel asked how wide will be the new driveway.

Mr. Pestano said the same width as the existing driveway'

Mr. Pestano explained what part of the driveway will be removed from behind the garage.

Mr. Pestano drew on the plan what he intends to do with the driveway.

Mr. Pestano said the driveway will be 24' – 25'.

Mr. Pestano explained the location of the driveway to the board. The driveway is elevated with respect to the house by about 2'.

Mr. Amicucci asked who was the owner of the fence on the property line.

Mr. Pestano said he believes it belongs to him.

**Borough of Cresskill
Zoning Board of Adjustment
Minutes August 23, 2012**

Page 5 of 6

1213 Pestana (cont.) 184 Jefferson Ave Block 34 Lot 289

Mr. Amicucci asked who did the calculation of the Impervious.

Mr. Merzel said that he does not see the walkway marked on the plan.

Mr. Qureshi said that it was an oversight on my part but everything is accounted for.

Mr. Merzel said that the surveyor omitted an existing walkway. This is a survey from 2012.

Mr. Pestano said that when he centers the porch he will need stairs from the sidewalk to the house.

Mr. Pestano said that the sidewalk is 8' to 10'.

Mr. Merzel asked whether the Impervious variance calculation is correct.

Mr. Qureshi said that it is correct. There is a small pad not shown on the survey that will be removed. It is much more than the front walkway will be.

Mr. Pestano said the extension in the back will be 15' what exists now is 18'. So I am reducing it by 3'.

Mr. Qureshi said that the front walkway can be pavers on sand.

Mr. Amicucci said he is reducing the size of the front porch, taking out the concrete pads, and taking out the black top.

Mr. Amicucci asked if there was anyone in the audience with any questions.

Mr. Amicucci said that he looked at the house and drove up and down Jefferson Ave. There are many homes that 7' – 8' off the property line. According to the applicant's plans, the house will be a massive improvement to the street. I am for this application as long as he keeps the roof at 28', takes off the black top, concrete etc.

Ms. Westerfeld motioned to approve the application with the conditions that the impervious coverage including the asphalt, shed concrete pads are removed, the front porch reduced in size, and the height is maintained at 28'.

Mr. Amicucci said the height will be maintained on the reverse gable of the addition. The back end of the addition we are OK ing to continue the height of your original roof.

Mr. Merzel said that the attic space in the addition will be 2' lower.

Mr. Amicucci said that the pitch on the addition will be less than on the existing house.

Mr. Amicucci said that the house next door is 50' away.

Mr. Merzel seconded the motion.

Mr. Amicucci said that for the next meeting 3 revised copies of the drawings are required for memorialization. The revised drawings must show the roof of the addition at 28'; and the removal of the black-top, removal of the cement shed pads, and removal of the 3' concrete strip behind the addition.

The application was granted.

**Borough of Cresskill
Zoning Board of Adjustment
Minutes August 23, 2012**

Memorializations

1211 Aronson 15 Eisenhower Drive Block 210 Lot 6

The applicants were denied a 6 foot fence yard where a 4 foot is required.

Description	Required	Existing	Proposed	Variance Required
Front Yard Set Back	50 ft			
Side Yard Abutting/Lot	30feet			
Combined Side Yards	60 feet			
Rear Yard Set Back	75 feet			
Max. Livable Fl.Area	20%			
Lot Frontage	150 ft			
Lot Depth	200 ft			
Bldg Coverage %	12.5%			
Impervious Coverage	35%			
Height	33 feet			
Lot Area.	40,000 sq.ft			

Meeting was adjourned on 9:20 pm