

**Borough of Cresskill
Zoning Board of Adjustment
Minutes Apr. 28, 2011**

Present: Mr. Amicucci, Mr. Kassis, Ms. Westerfeld, Mr. Merzel, Ms. Batistic,
Ms. Furio, Mr. Moldt, Mr. Van Horne (Board Attorney)

Absent: Mr. McLaughlin, Mr. Corona

The meeting was called to order at 8:03 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 Mar. 24, 2011 were approved.

1186 Mohammed & Liang 175 14th St Block 126 Lots 408-410

The applicant was seeking the following variances in the R-10 Single Family Zone. He requested approval for a second floor and a 2 story addition.

	Required	Existing	Proposed	Variance Req'd
Side Yard Abutting/Lot	15 ft	5.69'		9.31'
Combined Side Yards	35 ft	14.71'		20.29'
Lot Frontage	100 ft	55 ft		45 ft
Lot Area	10,000 sq.ft	7,416sq.ft		2,584 sq.ft

Applicant Zaid Mohammed and Architect Chris Blake were sworn in.

Mr. Mohammed testified that the existing house is small and needs repairs. The house is old and they would like to make it look nicer. They want to add a level but are staying within the foot print. They are not adding anything that will make the house look out of place on their block .

They want to add space and to make the house better looking.

Mr. Blake said that all variances are existing. They are not creating nor extending the side yard variances. The driveway will be brought forward 6' towards the street. The addition (7.5' x 10') is filling in the corner at the back beside the existing sunroom. The existing house is a cape cod. The 2nd floor will be taller but less than 28'. The addition fits into the neighborhood. The current living room and dining room are very small. The kitchen will increase from 10' x 8' to 14' x 10'. The plan fills in a couple of corners of the foot print. Upstairs will be 3 bedroom plus an office and a bathroom. The one car garage is existing. The hardship in this case is the width of the lot. The proposed plan will not decrease the light and air of the neighborhood. There is some landscaping between the properties. The situation is similar all along the block.

Mr. Amicucci said you are extending the garage 6' and not making it wider. You are putting some small additions on the back, but you have 61' of back yard. I have no problem with this proposal, it will be a nice improvement.

Mr. Mohammed said that when they started the project they did not give much thought to the front of the house. Now, they would like to add a cover to the front porch so that the snow does not accumulate. This is not shown on the submitted plans.

Mr. Amicucci said that there is a cantilever over the front steps.

Mr. Blake said that the 2nd floor partly covers the front porch. There is one column in the corner.

Mr. Amicucci said that there is a small part that is open that you want to cover.

Ms Furio said the column will stay and you will put an additional column.

Mr. Blake agreed.

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1186 Mohammed & Liang (cont.) 175 14th St Block 126 Lots 408-410

Mr. Amicucci asked: you stay within the building line.
 Mr. Blake said that they would.
 Mr. Moldt clarified the location of the porch cover on the submitted drawing.
 Mr. Amicucci asked if there was anyone in the audience for or against this application.
 Mr. Kassis made the motion to approve the application with the amendment for a cover of the open porch that will not increase the foot print of the house.
 Mr. Moldt seconded.
 The application was granted.

1187 Sung 25 Park Ave Block 163 Lots 37

The applicant was seeking the following variances in the R-10 Single Family Zone. He requested approval for a driveway variance of 7 feet where 10 feet is required. An accessory structure variance of 3 feet where 5 feet is required.

Description	Required	Existing	Proposed	Variance Required
Side Yard Abutting/Lot	15 feet	9 feet		6 feet
Combined Side Yards	35 feet	24.5 feet		9.5 feet
Lot Frontage	100 ft	70 feet		30 feet
Bldg Coverage %	20%		25.04%	5.05%
Lot Area	10,000 sq.ft	7000 sq.ft		3000 sq.ft
Accessory Distance to Property Line	5'		2'	3'
Driveway Dist. To Property Line	10'		3'	7'

Applicant Robert Sung and Architect Chris Blake were sworn in.
 Robert Sung testified that he wants to repair and extend the driveway wide enough for 2 cars. The shed will be placed closer to the property line at 2' instead of 5', in order to conserve the usable space of the small back-yard.
 Mr. Amicucci asked if Mr. Sung had put up the new fence in the yard.
 Mr. Sung said that he had.
 Mr. Amicucci asked if the fence was 6' from the corner and after 25' dropped down to 4'.
 Mr. Sung said yes, it complies with the Zoning.
 Mr. Amicucci said that you are extending the driveway 6', for a total of 19', with a 3' buffer.
 Mr. Amicucci suggested keeping the shed 3' from the property line, 2' bothers me. I do not have a problem with the driveway.
 Mr. Moldt asked where did the dimensions on the site plan come from. There is no licensed surveyor, shown on the plan, as providing the information.

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1188 Mkheidze(cont.)

258 Highland St

Block 14.01 Lots 34

Applicant George Mkheidze and Architect Chris Blake were sworn in.

Mr. Mkheidze testified that he and his wife have 4 children (2 boys and 2 girls). They bought the small cape cod 2 months ago. The house had stayed empty for a time before they bought it. They want to make something nice, just large enough for the family. A small addition to the existing structure will make a big difference.

Chris Blake reviewed the variances. All are existing except for Building Coverage where a variance of 1.5% is required. They propose to keep the stoop in front of the house and put a portico over the front door. The house itself is almost 25' (24.92') Set Back, the stoop accounts for the Front Yard Set Back variance. The 10' rear extension on the left hand side extends the existing side yard variance. The existing 2nd floor will be extended towards the back. The right hand side addition is a one story garage, with a 10' set back, requiring a 5' variance. The back yard will be large at 44'. The first floor will have living room, dining room, family room, kitchen, bedroom and powder room. The 2nd floor will have 3 bedrooms, 2 baths and a laundry room. The house is in disrepair. It has been vacant for a while. The renovation is more than the addition. It will be an improvement to the neighborhood. The addition is small. There is no decrease in light, air nor views. The cars will be off the street.

Mr. Amicucci said that were other homes on the street with 10' side yards. He has no problem with the application. It is a nice looking house. What is the size of the roof over the front door.

Mr. Blake said 3' x 7'

Mr. Mkheidze described the portico.

The board discussed the appearance of the garage. It is one story and has windows.

Ms. Batistic asked if the asphalt portion of the driveway will be removed.

Mr. Blake said that they might have to add a little to the driveway.

Mr. Amicucci asked how close to the property line is the driveway.

Mr. Blake said 3.5' to 4'.

Mr. Amicucci said that was existing.

Mr. Blake said that they are proposing to increase it a little towards the house.

Mr. Amicucci said do not make the driveway any wider.

Mr. Kassis said that to the right side of the garage there is an old section of asphalt. Will that be removed?

Mr. Mkheidze said that he will remove it.

Mr. Moldt said that the Impervious calculation is right on the limit.

Mr. Blake said that he counted on the asphalt being gone.

Mr. Moldt said that he observed that on the street there were several houses with the same configuration. It is in keeping with the neighborhood and will look very well.

Mr. Mkheidze said that the house will be just large enough for his family.

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

Ms. Furio seconded.

The application was granted.

DRAFT REVISION OF
RULES AND REGULATION OF THE
CRESSKILL ZONING BOARD OF ADJUSTMENT

1. Meetings

All regular meetings of the board shall be held on the fourth Thursday of each month at 8:00 p.m. at the Borough Hall unless an alternate time and place shall be designated by resolution.

2. Applications for Development

(a) All applications for development and other relief addressed to the original jurisdiction of the Cresskill Zoning Board of Adjustment (“the Board”) shall be initiated by the appearance of the applicant or his duly authorized representative at the Cresskill Building Department for the submission of the applicant’s construction proposal. Upon review of the applicant’s construction proposal and the issuance of a “Letter of Denial” to the applicant, the applicant shall be provided a list of the variances required in connection with the construction proposal and directed to the Cresskill Borough office for forms of application, instructions and the Rules and Regulations of the Board. The applicant shall also be provided a list of the upcoming Board hearing dates.

(b) Fourteen sets of the application, together with fourteen copies of such supporting papers as may be required by the board shall be filed with the secretary of the board through the borough clerk’s office **at least ten days prior to the hearing date**. The borough clerk shall retain one set thereof and make same available for public inspection and shall transmit the remaining sets to the board secretary. An application will not be heard unless all papers are in order and have been timely filed; and all fees and escrow deposits have been paid.

(c) An application must be supported by a Site Plan, based on a survey drawn by a licensed professional, which shall include the proposed new construction, the existing construction, all man made coverage, and show relevant measurements and variances (14 copies), as well as, any other information the applicant feels is relevant to the application. A Site Plan or survey need not be original, current or prepared specifically for the application; however, if a copy of a Site Plan or survey is submitted, it must be clear and legible, including all relevant measurements which shall be to scale; and, the Applicant must submit an Affidavit of No Change, which states in pertinent part , that the Site Plan or survey accurately reflects all existing structures on, and improvements to the property as of the date of the application.

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Check Off-List**

This Check-Off list summarizes.....

5. The following documents must be completed and submitted.

c. (I would delete “Schedule of Proposed Construction” and replace with:
A Site Plan (which shall be based upon a survey drawn by a licensed professional), including
but not limited to, the proposed new construction, the existing construction, all man made
coverage, and show relevant measurements and variances. (14 copies) **See Rules and
Regulations, Paragraph 2 (c) for further information.**

d. A survey drawn by a licensed professional showing all structures and
improvements to the property. A copy of an existing survey may be used provided same is clear,
legible, shows all relevant measurements which shall be to scale and is supported by a currently
dated Affidavit of No Change, stating in pertinent part, that there have been no improvements to
the property since the date of the survey. See Rules and Regulations, Paragraph 2 (c) for further
information.

SCHEDULE OF PROPOSED CONSTRUCTION

Type of Construction _____

Zone Type _____

**Ordinance
Requirement**

Existing

Proposed

**Variance
Required**

Land Area

Impervious Coverage

Front Yard

Both Side Yards
(Corner House)

Side Yard

Second Side Yard

Backyard

Coverage

Height of Building

Floor Area Ratio

Other Items