Borough of Cresskill
Zoning Board of Adjustment
Minutes Apr. 22, 2010

Present: Mr. Amicucci, Ms. Batistic, Mr. Kassis, Mr. Moldt, Mr. Merzel, Ms. Furio,
Mr. Van Horne (Board Attorney)
Absent: Mr. McLaughlin, Ms. Westerfeld,
The meeting was called to order at 8:07 pm.
Mr. Amicucci announced that the meeting had been published as required by the Sunshine Laws of the State of New Jersey.
The minutes from Mar. 25, 2010 were approved.

1167 Presta 12 Engle St. Block 92.02 Lot 16

The applicants are seeking the following variances in the R-10 Single Family Zone.
They propose to construct a second story addition.

Min. Lot Area.	Reqd 10K sq.ft	Existing: 6249sq.ft	Variance Reqd 3751sq.ft
Min. Lot Frontage	Reqd 100 ‘	Existing: 50.57 ‘	Variance Reqd 49.43 ‘
Max Bldg..Cov	Reqd 20%	Existing: 21%	Variance Reqd 1%
Min. One Side	Reqd 15 ‘	Existing: 4.6’	Variance Reqd 10.4’
Total Comb. Side	Reqd 35’	Existing 19.4’	Variance Reqd 15.6’
Min Front Yard	Reqd 25’	Existing: 21.7’	Variance Reqd 3.3’
Impervious Cov..	Reqd 35%	Existing: 42.44%	Variance Reqd 7.44%

Mr. Presta was sworn in.
Mr. Blake, architect, was sworn in.
Mr. Blake presented proof of publication .
Mr. Presta testified that he proposes to add an additional bedroom of 247 sq.ft. He is not changing the footprint of the house, just going up.
Mr. Amicucci said you are adding a small portion on the 2nd floor and you are putting a dog house dormer on the left side.
Mr. Presta said that was correct.
Mr. Amicucci asked about the Impervious coverage.
Mr. Blake said that the Impervious coverage is existing.
Mr. Amicucci asked if there was anyone in the audience for or against this application.
Ms. Furio made the motion to approve the application.
Mr. Kassis seconded.
Tth application was granted.
Mr. Presta asked for a waiver to start construction before the memorialization, because his wife is expecting to give birth at the beginning of July, and he would like to get the addition completed before then.
Mr. Amicucci said that to his knowledge that was not possible.
Mr. Kassis said that it was not in our jurisdiction.

1169 Chotirmall 86 Heatherhill Rd Block 1 Lot 8

The applicants are seeking the following variance in the R10 Single Family zone.
They propose to construct a second story addition.

Min. Lot Area.	Reqd 10K sq.ft	Existing: 7500sq.ft	Variance Reqd 2500sq.ft
Min. Lot Frontage	Reqd 100 ‘	Existing: 75 ‘	Variance Reqd 25 ‘
Min. One Side	Reqd 15 ‘	Existing: 9.5’	Variance Reqd 5.5’
Total Comb. Side	Reqd 35’	Existing: 21.7’	Variance Reqd 13.3’
Max FAR	Reqd 34.32%	Proposed: 34.92%	Variance Reqd 0.6%

Mr. Chotirmall was sworn in.
Mr. Blake, architect, was sworn in.
Mr. Blake presented proof of publication .
Mr. Chotirmall testified that he wishes to construct an addition to his house on the 2nd floor.
Mr. Blake testified that all the variances were existing. That the proposed addition was not even up to the full footprint of the house. The second floor will be smaller than the first. The screened porch in the back will be removed, thus decreasing the Lot Coverage. FAR is increasing because the porch was not included. All other variances are existing. The addition is not intrusive. The will fit into the neighborhood, and will not detract from light / air. The 2nd floor addition is modest- 3 bedrooms, 1 bath and a laundry. The first floor will be extended slightly to the back.
Mr. Amicucci said that the roof over the stoop is 25.9’ from the front lot line.
Mr. Blake agreed. The new stoop will not encroach into the front yard.
Mr. Amicucci said that they are making a 2 car garage from an existing one car garage.
Mr. Blake agreed, the driveway is wide enough for 2 cars
Mr. Amicucci asked if there was anyone in the audience for or against this application,
Mr. Kassis asked what is that on the right side elevation ?
Mr. Blake it is a chimney. It will be covered with siding and will not be visible from the street.
Mr. Kassis made the motion to approve the application.
Ms. Furio seconded.
The application was granted.

Memorializations

#1165 Caruso 315 12th St Block 4 Lot 459

The applicants were granted the following variances in the R-10 Single Family Zone.
They proposed to construct a second story addition and a covered front porch.

Min. Lot Frontage	Reqd 100 ‘	Existing: 80’	Variance Reqd 20’
Min. One Side	Reqd 15 ‘	Existing: 11.1’	Variance Reqd 3.9’
Total Side Yard	Reqd 35’	Existing: 22.3’	Variance Reqd 12,7’
Impervious Cov.	Reqd 31.90%’	Proposed: 32.56%	Variance Reqd 0.66%

The list of names of board members voting to approve the resolution was corrected.

#1166 Iavarone 128 6th Street Block 48 Lot 679

The applicant was granted the following variances in the R-10 Single Family Zone.
He **has** constructed an addition and **has** added to the Impervious coverage.

Impervious Cov.	Reqd 34.32%	Proposed: 36.32%	Variance Reqd 2.0%
Building Cov.	Reqd 20%	Proposed: 21.84%	Variance Reqd 1.84%
Min. Lot Area	Reqd 10,000 sq.ft	Existing: 7,500 SF	Variance Reqd 2,500 SF
Min. Front Yard	Reqd 100 ‘	Existing: 75’	Variance Reqd 259’
Side Yard	Reqd 15’	Existing: 12.8’	Variance Reqd 2.2’
Total Side Yard.	Reqd 35’	Existing: 23.6’	Variance Reqd 11.4’

The list of names of board members voting to approve the resolution was corrected.

The Zoning Board of Adjustment was adjourned at 8:25pm.