

**Borough of Cresskill
Zoning Board of Adjustment
Minutes June 25, 2009**

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#1156 Grieco(cont.)

35 Margie Ave

Block 1166 Lot 36

Ms. Grieco said there is a ball field across the street. She has an elderly father that likes to sit outside in the yard. Sometimes objects fly over from the ball field and she is afraid that her father might be hit. The ball field is used by adults as well as children and often in the evening. There is no fence around the ball field on the side facing the street.

Mr. Kassis said that he had no objections in this case.

Mr. Amicucci said that if the fence was new he would reject the proposal, but since it is already there and has been there quite a while, I would agree to a 5' fence. Normally we do not allow 5' fences.

Mr. Amicucci asked the one member in the audience for his opinion.

Mr. Dean Morgan said he agrees with Mr. Amicucci.

Mr. Kassis said that it would be an improvement if the good side faces the neighbor.

Ms. Grieco said that the fence proposed is 4' with 1' of lattice. It is the same on both sides.

Ms. Grieco showed a catalogue picture of the proposed fence and described it to the board.

Mr. Amicucci asked if the new fence would be in the exact same location as the existing fence.

Ms Grieco said that it would be.

Mr. Kassis made the motion to grant the application.

Mr. Gangi seconded.

The application was granted.

Stamp of Approval

Mr. Amicucci said that he would apply the Stamp of Approval when the Resolutions are memorialized.

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#1154 Riverview Assoc.(cont.)

31-39 Broadway

Block 178 Lot 1-6

8. the height of the building shall not exceed 28 feet;
9. the drainage pipes shall be increased from 12 inches to 15 inches;
10. the Azzolina letter of April 30 (B1) and all of the recommendations therein will be incorporated into the application and the Applicant will work with Mr. Azzolina to incorporate all of his recommendations therein. Where there are variables, Mr. Azzolina will have final say;
11. the Hakim letter of April 29 (B2) and all of the recommendation therein will be incorporated into the application and the Applicant will work with Mr. Hakim to incorporate all of his recommendations therein. Where there are variables, Mr. Hakim will have final say;
12. Compliance with the requirements of this Resolution set forth above and the details of the Proposed Architectural and Engineering Plan presented at the public hearing are hereby approved;
13. The Applicant shall comply with the requirements of structural, fire and sanitary safety as provided in the current edition of the New Jersey Uniform Construction Code;
14. The Applicant shall obtain approval of the Construction Code Official for their plans;
15. The Applicant shall obtain such other governmental approvals as may be required by law;
16. The Applicant shall commence construction no later than twelve (12) months from the date of the passing of this Resolution;
17. A copy of this Resolution shall be forwarded to the Applicant and the Building Inspector of the Borough of Cresskill, and the Secretary to publish the required Notice; and
18. The Applicant shall submit an original (with sufficient copies) of the amended plans hereby approved for the Board's authorized signatures.

Mr. Amicucci asked if the amended plans were available

Ms. Bauer said the plans came in only 2 days ago, too late to include them in the mailing for tonight's meeting.

Mr. Amicucci asked the members of the board to review the plans before he gives the stamp of Approval.

