

**Borough of Cresskill
Zoning Board of Adjustment
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#1166 Iavarone (cont)

28 6th Street

Block 48 Lot 679

Mr. Manfredonia said that the applicant Anthony Ivarone was his cousin. He asked the board to look at the drawings page Z03. On that page there is a footprint of the proposed construction. He asked Mr. Ivarone to explain what was done differently from what was shown on the proposed footprint.

Mr. Ivarone said that the driveway is straight along the house. The driveway is expanded a little to the left. There is no walkway nor the proposed deck- both were not done.

Mr. Manfredonia presented photographs, exhibit A-1. He asked the applicant if the photographs had been manipulated.

Mr. Ivarone said they were not.

Mr. Manfredonia if they represented his house.

Mr. Ivarone said that they did.

Mr. Ivarone explained with the 1st photo what had changed from the original plan, The driveway was widened to fit 2 cars.

Mr. Ivarone showed on the 2nd photo of the rear of the house that there was no deck only pavers.

Mr. Manfredonia asked Mr. Ivarone if he knowingly violated the Coverage requirement.

Mr. Ivarone said that he did not.

Mr. Manfredonia asked Mr. Ivarone to show the location of the shed on the survey.

Mr. Manfredonia asked if a permit had been obtained for the shed.

Mr. Ivarone said that he had received a permit.

Mr. Manfredonia asked if there was a Impervious or Building Coverage Variance required for the permit.

Mr. Ivarone said there were none.

Mr. Amicucci asked how far is the driveway from the property line.

Mr. Manfredonia calculated about 10.96'.

Mr. Kassis said that on the survey it looks like 8.8'

Mr. Amicucci asked if the driveway was widened on both sides.

Mr. Ivarone said that it was.

Mr. Amicucci said that a variance was needed for a driveway less than 10' from the property line.

Mr. Moldt said we do not have an accurate survey.

Mr. Manfredonia requested an amendment to the application for 8.8' distance of the driveway from the property line - a 1.2' variance.

Mr. Amicucci asked if there was anyone in the audience for or against the application.

Ms. Batistic said that the 2008 survey showed a 22.2% coverage.

Mr. Kassis made the motion to approve the application with the additional variance for the driveway.

Ms. Batistic seconded.

The application was granted with no opposition

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Application Not on Agenda.

Mr. Amicucci said that there was another application not on the agenda. The applicants had been advised by the Boro Clerk to try to come to the meeting. The applicants did not know that they needed a variance because their architect, Mr. Blake assumed that they did not need any because all the variances were existing. Mr. Rossi had sent a Denial letter. The applicants did the paperwork and sent the notifications yesterday.

Mr. Amicucci said that we cannot hear the case because we did not give the residents enough time , legally to review the application.

Mr. Amicucci explained the procedure of granting and memorializing.

Mr. Blake asked if re-notification was necessary.

Mr. Amicucci said not to renotify, but to publish the notice in the paper. If the notification had today's date for the hearing, then renotification is necessary.

Old Business

Mr. Amicucci discussed application # 1154 that was granted on May 28,2009.

**IN RE: Application of Riverview Associates, LLC for variances regarding 31-39 Broadway,
Block 178, Lots 1-6**

DOCKET NO. 1154

SUMMARY:

The applicant was granted the following variances in the P&L Professional Office and Research, Design and Development Laboratories Zone:

Use Variance	P&L	Mixed/Residential	Residential
Min. Front Yard (Milton)	Reqd 25'	Proposed 18'	Variance Reqd 7'
Min. Front Yard (B' way)	Reqd 25'	Proposed 15'	Variance Reqd 10'
Min. Side Yard	Reqd 15'	Proposed 13'	Variance Reqd 2'
Parking quantity variance	Reqd 17	Proposed 15 – 16*	Variance Reqd 1 or 2*
Front yard fence variance	None in front yard of corner lot	4' fence for approx. 15' forward of the Milton St. setback along the northern property line	Variance – 4' fence partially encroaching into Milton St. front yard
Buffer request for residential zone variance	Reqd 10'	Proposed 1' on north & 3' on east with 6' high fence outside front yards & 4' fence within Milton St.	Variance Reqd 9' to north and 7' to east

*exact quantity to be determined between Applicant and Borough Engineer.

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DOCKET NO. 1154 (cont.)

Mr. Amicucci said that Mr. Rossi had not received the memorialized resolution because the corrected drawings had not been submitted.

Mr. Amicucci asked the board to approve of an amended resolution that was identical to the original resolution except for one added item:

“19. The Applicant shall execute a Developer’s Agreement and comply with all of the terms and conditions, including all requisite escrows, as set forth therein.”

The amended resolution was approved by the board.

Annual Reports for 2008 and 2009

The annual reports for 2008 and 2009 were approved by the board.