





**Borough of Cresskill  
Zoning Board of Adjustment  
Minutes Sept. 23, 2010**

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**1177 Feldman / Lopez (cont.)**

**164 5th St**

**Block 37 Lot 158-159**

Ms. Ellen Feldman, Mr Pablo Lopez, and Mr. Fuab Mamo were sworn in.

Mr. Pablo testified that they were petitioning the board to add some rooms upstairs to their house. The existing house is small and they have 3 boys and a girl in the family. The boys are getting to an age when they would need their own rooms. The house has 2 small bedrooms upstairs, and one downstairs. They are looking to add the bedrooms upstairs.

Mr. Fuab Mamo, of 180 11<sup>th</sup> St., Cresskill, introduced himself as a contractor hired by the applicants.

Mr. Fuab Mamo testified that an architect did the drawings. The variances are all existing.

Mr. Fuab Mamo reviewed the variances. The Total Combined Sides has a variance of 9.97' because they are going to the 2<sup>nd</sup> floor.

Mr. Fuab Mamo said that they are not disturbing the ground, they are only going to the 2<sup>nd</sup> floor. The addition is in the back. From the front you will be able to see a small bump out for the addition. From the plans you can see that on the first floor nothing will be disturbed. The 2<sup>nd</sup> floor will be cantelevered.

Mr. Moldt asked what is the dimension of the over-hang?

Mr. Fuab Mamo said 2'.

Mr. Moldt said on the front elevation, the over-hang on the right is 2'.

Mr. Fuab Mamo said yes it is.

Mr. Amicucci asked if a wooden deck will be put on.

Mr. Fuab Mamo said no, its existing.

Ms. Feldman said that it was taken down.

Ms Furio asked if the Impervious included the deck.

Mr. Fuab Mamo said that it did.

Ms. Furio said that now the deck was removed.

Mr. Fuab Mamo said that since the deck was removed the Impervious is less.

Mr. Merzel said that you are not increasing the foot-print, you are cutting back the foot-print with the deck.

Mr. Fuab Mamo agreed.

Mr. Amicucci asked, you have a cantelever on the left side too ?

Mr. Fuab Mamo said that it will be in line with the house. The bedrooms will be 10.6' each.

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

Mr. Moldt said that the only new variance requested is for the side yards.

Mr. Moldt said that he wants to point out that the application creates a new situation on the right hand side and making it less than 15' on either side. It is now 13.69'.

Ms. Furio said thats on the 2<sup>nd</sup> floor.

Mr. Amicucci said that's the only change.

Mr. Moldt said that all the other variances are existing.

Mr. Amicucci said that he has no problem with the application.

Mr. McLaughlin made the motion to accept

Mr. Moldt seconded

The application was granted.

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**Memorialization**

**1174 Unanue 72 Churchill Rd. Block 75 Lot 50**

The applicant was granted the following variances in the R-10 Single Family Zone.  
She proposed to construct a kitchen addition.

Max Bldg..Cov	Reqd 20%	Existing: 23.03%	Variance Reqd 3.03%
Impervious Coc	Reqd 30%	Existing: 44.45%	Variance Reqd 14.45%

**1175 Vidiaev for Firnberg (owner) 36 Smith Terrace Block 53 Lot 22**

The applicant was granted the following variances in the R-10 Single Family Zone.  
He proposed a second floor addition..

Min. Lot Area.	Reqd 10K sq.ft	Existing: 7869 sq.ft	Variance Reqd 2131sq.ft
Min. One Side	Reqd 15 ‘	Existing: 3.92’	Variance Reqd 11.08’
Total Comb. Side	Reqd 35’	Existing 12.36’	Variance Reqd 22.64’
Min Lot Frontage	Reqd 100’	Existing: 50’	Variance Reqd 50’

**Other Business**

Mr. Amicucci asked that the agenda and application form for the NJ Mandatory Training Program for Planning / Zoning board members be sent to Mr. Corona and Ms. Westerfeld.

Meeting was adjourned at 8:33pm