

**Borough of Cresskill
Zoning Board of Adjustment
Minutes July 23, 2009**

#1157 Sung (cont.) **25 Park Ave** **Block 163 Lot 37**

Mr. Louis Laurita of 31 Park Ave. said that he is a neighbor of the applicant and has known the family for a number of years. They are very fine people and are enhancing their home and Cresskill. He thinks that a window would be nice. As a next door neighbor he has no objections. Mr. Amicucci said that he was satisfied with the 3' roof over hang. Mr. Sung showed a photo of the existing house. Mr. Amicucci said that the resolution should stipulate that the front stoop may not be enclosed. Mr. Amicucci said that the board will add the dimensions to the plan. Mr. Moldt made the motion to grant the application with the stipulation that the roof over the steps not exceed 3' X 6', and the stoop will not be enclosed. Ms. Furio seconded. The application was granted.

#1158 DeVries **83 Monroe** **Block 22 Lot 30**

The applicants applied for the following variances in the R-10 Single Family Zone. They proposed to construct an addition.

Min. Lot Area	Reqd 10,000 sf	Existing: 5,000 sf	Variance Reqd 5,000 sf
Min. Lot Frontage	Reqd 100'	Existing: 50'	Variance Reqd 50'
Min. Front Yard	Reqd 25'	Existing: 17.7'	Variance Reqd 7.3'
Min. One Side	Reqd 15'	Existing: 10.6'	Variance Reqd 4.4'
Total Comb. Sides	Reqd 35'	Existing: 27.6'	Variance Reqd 7.4'
Max. Height	Reqd 28'	Proposed: 28.44'	Variance Reqd 0.44'

Mr. McLaughlin recused himself. Mr. DeVries was sworn in. Mr. DeVries testified that he proposed to construct a 2 story addition. The 1st floor would be an expansion of the kitchen. The 2nd floor would contain a master bedroom, a master bath, and a walk-in closet. Mr. Amicucci reviewed the variances. He noted that all were existing including the maximum height. Mr. DeVries said that they were not changing the height only matching it. Mr. Moldt asked if they were not exceeding the FAR, the lot coverage nor the impervious with the addition. Mr. DeVries said that they were not. Mr. DeVries said that the shed will be removed. Mr. Amicucci said that he sees no problem with the application, it will be a plus to the street. Mr. Moldt asked if the existing porch has a roof. Mr. DeVries said yes it has. Mr. Amicucci asked if it was a shed roof. Mr. DeVries said that it had.

**Borough of Cresskill
Zoning Board of Adjustment
Minutes July 23, 2009**

#1158 DeVries (cont.) **83 Monroe** **Block 22 Lot 30**

Mr. Kassis asked if there was no new work being done in front.
 Mr. DeVries said that all of the addition was in back.
 Ms Furio made the motion to grant the application.
 Mr. Moldt seconded.
 The application was granted
 Mr. Amicucci explained the procedure of memorialization and obtaining a building permit to Mr. DeVries.

Memorialization

#1155 Perez **11 Deacon Place** **Block 193 Lot 12**

The applicant was granted the following variances in the R-10 Zone. He proposed to add-a-level, an open front porch and alterations

Min. Lot Area	Reqd 10,000 sf	Existing: 9733.4 sf	Variance Reqd 266.6 sf
Max. Bldg. Cov.	Reqd 20%	Existing: 24.7%	Variance Reqd 4.7%
Max. FAR	Reqd 30.72%	Proposed: 34.72%	Variance Reqd 4%
Min. One Side	Reqd 15'	Existing: 13.65'	Variance Reqd 1.35'
Total Comb. Sides	Reqd 35'	Existing: 28.2'	Variance Reqd 6.8'

#1156 Grieco **35 Margie Ave** **Block 1166 Lot 36**

The applicant was granted the following variances in the R-10 Zone. She proposed to construct a 5 foot fence where a 4 foot fence is required.

Fence Reqd height 4' **Proposed 5'** **Variance Reqd 1'**

Meeting was adjourned at 8:10 pm.