

**Borough of Cresskill
Zoning Board of Adjustment
Minutes Mar. 28, 2013**

Present: Ms. Furio, Mr. Merzel, Mr. Corona, Mr. DePalo, Mr. McLaughlin,
Mr. Van Horne (Board Attorney)

Absent: Ms. Batistic, Ms. Westerfeld

The meeting was called to order at 8:04 pm.

Ms. Furio announced that the meeting had been published as required by the Sunshine Laws of the State of New Jersey.

The minutes of Feb. 28, 2013 were approved.

1219 Premier Guidance LLC 30 Heatherhill Rd Block 1.04 Lots 9

The applicant proposes to construct a 2nd floor addition.

Description	Required	Exist	Propose Jan.24	Var. Jan.24	Propose Mar.28	Var. Mar 28
Front Yard Set Back	25 ft				29.5'	
Side Yard Abutting/Lot	15 feet		9.8'	5.2'	12.2'	2.8'
Combined Side Yards	35 feet		22'	13'	22'	13'
Rear Yard Set Back	30'				42.67'	
Max. Livable Fl.Area FAR	34.32% (variable)		39.01%	4.69%	34.19%	none
Lot Frontage	100 ft	75'		25'		25'
Lot Depth	100 ft				100'	
Bldg Coverage %	20%				16.91%	
Impervious Coverage	32.4% (variable)		34.87%	2.47%	32.32%	none
Height	28 feet				23.32'	
Lot Area.	10,000 sq.ft	7,500 sq ft		2,500 sq ft		2,500 sq ft

This application was carried from the Jan. 24, 2013.

Mr. Paul Carpio , representing Premier Guidance LLC, was sworn in at the Jan. 24, 2013 ZBOA meeting. Mr. Marcos Santos from Artek Studio, LLC (Architects for the application) was sworn in.

Mr. Santos testified that they were presenting a Zoning analysis. It is a second floor addition above the existing 1st floor. The previous design drawing were not approved. We made some revisions based on the suggestions of the board. We eliminated the addition above the garage in order to meet the FAR. We changed the aspect of the house. At the previous meeting there was some concern that the design was too squarish, and did not fit with the other residences in the area. We were provided with a couple of pictures of some of the properties around and we used them as an example to prepare our elevations. We added some windows on the side to break up the solid wall. We reduced the size of the structure another 4'. We added a Portico at the entrance for a more classical look. We added an A-Frame dormer to match the houses across the street. We eliminated the deck in the back. We made changes to the 2nd floor floor plan because since we eliminated the addition above the garage we had to move the Master bedroom into the existing structure. Our square footage was reduced, we now meet the FAR and the Impervious.

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We are requesting a variance for the minimum lot area, lot frontage, one side yard, and total combined side yards. We are not increasing the foot print.

Ms. Furio asked if the impervious variance is now non-existent.

Mr. Santos said that they removed some of the pavers, and eliminated the deck.

Ms. Furio said you did a nice job complying.

Ms. Furio asked if anyone in the audience had any comments.

Mr. Merzel said that there was some discussion at the last hearing about the right side of the driveway.

Mr. Carpio said that the bump-out that was discussed is existing and that it will not be moved.

Mr. Merzel asked about the paver patio on the left.

Mr. Carpio said that it will be removed because it was not needed.

Mr. McLaughlin said you are using pavers where there is concrete and asphalt.

Mr. McLaughlin made a motion to approve the application.

Mr. Merzel seconded.

The application was granted.

Memorialization

1220 Simon Tell Properties LLC 130 7th St Block 47 Lots 727

The applicant was granted the following variances to construct an add-a-level..

Description	Required	Existing	Proposed	Variance Required
Front Yard Set Back	25 ft	17.9		7.10
Side Yard Abutting/Lot	15 feet	6.7		8.3'
Combined Side Yards	35 feet	23.7		11.3'
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	(variable)			
Lot Frontage	100 ft	50'		50'
Lot Depth	100 ft			
Bldg Coverage %	20%	26.74%		6.74%
Impervious Coverage	35% (variable)	49%		14%
Height	28 feet			
Lot Area.	10,000 sq.ft	5,000 sq ft		5,000 sq ft

Meeting was adjourned at 8:17 pm