

**Borough of Cresskill  
Zoning Board of Adjustment  
Minutes Dec. 4, 2014**

Present: Ms. Furio, Ms. Westerfeld, Ms. Batistic, Mr. Merzel, Mr. Corona, Mr. DePalo,  
Mr. Van Horne (Board Attorney), Ms. Bauer (recording secretary), Mr. Olmo (Boro Council)

Absent: Mr. McLaughlin

The meeting was called to order at 8:03 pm.

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

Minutes of the Oct. 23 meeting were approved.

**1259 Hudson River Investment                      56 and 66 East Madison                      Block 178 Lot 36,38**

The applicants are applying for a Use Variance to permit eight townhouse units with additional bulk variances in an R-10 zone.

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
<b>Front Yard E. Madison</b>	<b>25 ft</b>		<b>15</b>	<b>10'</b>
<b>Front Yard E. Milton</b>	<b>25 ft</b>		<b>17</b>	<b>8'</b>
<b>Side Yard</b>	<b>15 ft</b>		<b>6.5'</b>	<b>8.5'</b>
<b>Combined Side Yards</b>	<b>35 ft</b>		<b>23.5'</b>	<b>11.5'</b>
<b>Rear Yard Set Back</b>	<b>30 ft</b>		<b>7.7'</b>	<b>22.3'</b>
<b>Max. Livable Fl.Area</b>	<b>30%</b>		<b>98.36%</b>	<b>68.36%</b>
Lot Frontage	100 ft	154.93'		
Lot Depth	100 ft	121.05'		
<b>Bldg Coverage %</b>	<b>20%</b>		<b>37.63%</b>	<b>17.63%</b>
<b>Impervious Coverage</b>	<b>35%</b>		<b>67.12%</b>	
<b>Height (story / ft.)</b>	<b>2.5 stories / 28'</b>		<b>3 stories / 34.84'</b>	<b>6.84'</b>
Lot Area.	10,000 Sq.ft	21,649 sq.ft		

**Mr. Van Horne** explained to Mr. Urdane, attorney for the applicants, that there were only 5 voting members of the Zoning Board present. Mr. Merzel is recused because of a conflict of interest and another is absent. At the next meeting there might be 6.

**Mr Urdane** said he would consult with his client.

*After consulting with his client...*

**Mr. Urdane** said that they would postpone the hearing to the next meeting of the Zoning board.

**The application was carried to the Jan. 22 2015 ZBOA meeting.**





