

**Borough of Cresskill
Zoning Board of Adjustment
Minutes Jan. 22, 2015**

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

Absent: Mr. McLaughlin, Mr. Corona

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 Dec. 4, 2014 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.

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

The application was carried from the Dec. 4 2014 meeting.

Mr. Van Horne asked if anyone in the audience were present for the hearing pertaining to 56 and 66 E. Madison.

Mr. Van Horne announced that the application #1259 by Hudson River Investment will be adjourned to Feb. 26. No further notice will be required of the applicant.

Mr. Merzel said that he would have to recuse himself from the hearing.

