

**Borough of Cresskill  
Zoning Board of Adjustment  
Minutes Sept. 26, 2013**

Present: Ms. Furio, Mr. Merzel, Ms. Westerfeld, , Mr. Epstein, Ms. Batistic, Mr. DePalo  
Mr. Van Horne (Board Attorney)

Absent: Mr. Corona, Mr. McLaughlin

The meeting was called to order at 8:05 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 Aug 22, 2013 were approved.

**1230 DDA Cresskill Assoc. LLC                      134 5<sup>th</sup> Street                      Block 49 Lot 627**

The applicant (DDA Cresskill Assoc. LLC) proposes to construct an addition.

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
<b>Front Yard Set Back</b>	<b>25 ft</b>	<b>22'</b>		<b>3'</b>
<b>Side Yard Abutting/Lot</b>	<b>15 ft</b>	<b>11'</b>	<b>12.8</b>	<b>2.2 (revised)</b>
<b>Combined Side Yards</b>	<b>35 ft</b>	<b>23.8'</b>		<b>11.2'</b>
Rear Yard Set Back	30 ft			
<b>Max. Livable Fl.Area FAR</b>	<b>34.32%</b>		<b>35.38%</b>	<b>1.06%</b>
<b>Lot Frontage</b>	<b>100 ft</b>	<b>75'</b>		<b>25'</b>
Lot Depth	100 ft			
<b>Bldg Coverage %</b>	<b>20%</b>		<b>20.4%</b>	<b>0.4%</b>
<b>Impervious Coverage</b>	<b>32.4%</b>		<b>33.02%</b>	<b>0.62%</b>
Height	28 ft			
<b>Lot Area.</b>	<b>10,000 sq.ft</b>	<b>7500 sq.ft</b>		<b>2500ft</b>

*Applicant must submit proof of publication before the hearing*

*Applicant must supply proof of mailing to Property Owners within 200'*

The application was carried to the Oct. 24 meeting of the ZBOA at the request of the applicant. The applicant wants to change the plans submitted for the application.



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**Memorialization (cont.)**

**1228 Refined Homes LLC                      19 Elmwood Terrace                      Block 189 Lot 8**

The applicant was granted the following variances to construct an addition.

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25 ft			
<b>Side Yard Abutting/Lot</b>	<b>15 ft</b>	<b>12.10'</b>		<b>2.90'</b>
<b>Combined Side Yards</b>	<b>35 ft</b>	<b>27'</b>		<b>8'</b>
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	(variable)			
<b>Lot Frontage</b>	<b>100 ft</b>	<b>80'</b>		<b>20'</b>
<b>Lot Depth</b>	<b>100 ft</b>	<b>98.60'</b>		<b>1.40'</b>
<b>Bldg Coverage %</b>	<b>20%</b>	<b>21.18%</b>		<b>1.18%</b>
Impervious Coverage	(variable)			
Height	28 ft			
<b>Lot Area.</b>	<b>10,000 sq.ft</b>	<b>7,888 sq.ft</b>		<b>2,112 sq.ft</b>

**1229 Greg Berkowitz                      3 Ridge Rd                      Block 4 Lot 13.03**

The applicant was granted the following variances to construct a patio and some walls.

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot	15 ft			
Combined Side Yards	35 ft			
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	(variable)			
Lot Frontage	100 ft			
Lot Depth	100 ft			
Bldg Coverage %	20%			
<b>Impervious Coverage</b>	<b>30%</b>	<b>28.47%</b>	<b>35.80%</b>	<b>5.80%</b>
Height	28 ft			
Lot Area.	10,000 sq.ft			