

**Borough of Cresskill
Zoning Board of Adjustment
Minutes Jan.23, 2014**

1235 Doris and Rocco Blasi 9 Heather Hill Court Block 1.03 Lot 21

The applicant would like to construct a single story rear addition

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot	15 ft	6.4'		8.6'
Combined Side Yards	35 ft	17.4'		17.6'
Rear Yard Set Back	30 ft			
Max. Livable Fl.Area FAR	variable			
Lot Frontage	100 ft	61.83'		38.17'
Lot Depth	100 ft			
Bldg Coverage %	20%			
Impervious Coverage	31.9%			
Height	28 ft			
Lot Area.	10,000 sq.ft			
Driveway from Prop. Line	10 ft	5 ft		5 ft

Mr. Raul Mederos, Architect , is representing the owners.

Mr. Raul Mederos, Imagen Architecture, LLC, was sworn in.

Mr. Mederos testified that the owners of the property want to build a one story rear expansion.

The lot is narrow 61' X 90'. The lot is funnel shaped with the narrow part at the front. It's a one story home, built 50 to 75 years ago.

Mr. Mederos presented photos of the house as it exists today.

Mr. Mederos said the house is in fair condition. It has a garage on the right side. On the west, left side, it is 11' from the corner of the house, on the east the corner of the garage is 6.4 ' from the side lot line.

We are proposing a rear, one story expansion of the house, a front covered porch at the main entry, widening the existing driveway on the left side to allow one parking spot off the street, a walkway from the driveway expansion to the front porch. At the rear we are proposing a rear wood deck with dimensions 9' X 12' deep.

There is currently one air condenser unit and for the expansion we will need another one, so we are proposing to add another air condenser unit directly in front of the existing one. We are proposing an egress area way for a bedroom in the cellar that faces the rear of the lot. We are proposing a stand-by power generator directly to the rear of the area way.

The requirements for the side yards are 15', and 35' for the combined. We have 11' on one side and 6.4' on the other, the combined existing is 17.4'. The proposal will not further the non-conformance. We are proposing to continue the width of the house towards the rear and due the funnel shape of the lot, that widens in the back, the variance becomes more conforming the further back we go.

The height conforms by approximately 5'. The peak on the plans is approximately 23' above the average grade plain.

The Building Coverage is conforming by 2.5%. The Impervious Coverage is conforming by 0.5%. The FAR conforms by about 20%. The rear yard conforms due to the depth of the lot. I did show that 125' lot depth line for the Building Coverage and Impervious Coverage calculations based on the area of the lot within the first 125', That number is underneath the Zoning analysis chart on my drawings on sheet

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A-1 or BB01. Within the first 125' that area is 9912 sq.ft and the Impervious and Building Coverage numbers are based on that area and not the total area.

The front porch is modest. The entire scope is modest.

Regarding the width of the driveway, the owners have explained that there have been some conflicts with cars parked on the street because of their cul de sac, people coming in and out of driveways tend to get close and on 2 or 3 occasions there have been accidents from cars being parked on the street.

They are attempting to remedy that by taking at least one car off the street.

The owners have said that about 5 years ago they intended to update the finishes on the exterior. They held off because they knew that they would be doing this in the future.

The house we are proposing will be a big improvement on the form and window arrangement of the current house shown in the photos.

Mr. Rocco Blasi was sworn in.

Mr. Blasi testified that he, his wife, and his son have lived in Cresskill for 26 years. We like the town and the neighborhood. The house is about 60 years old. The house needs a lot of work inside and outside. But if we fix the outside and do some interior work, it would still be a small house. The kitchen does not have more than 7' of counter space. We have asked ourselves if there was some way of making the house a little bit larger. We realize that many people in our situation may decide to sell the house and find something else. I am going to be 68 in a few weeks, Doris is 62. Because we prefer to remain where we are, maybe with the help of Raul. If we could make this happen it would be like a dream come true.

Ms. Furio asked about the driveway- you are coming in towards the house now in front of the double windows.

Mr. Mederos agreed.

Ms. Furio asked are you redoing the whole driveway or just adding to the side?

Mr. Mederos said that they were adding to the side with a pitch towards the street.

Ms. Furio said you will need to widen the curb.

Ms. Furio asked if anything was happening to the retaining walls.

Mr. Mederos said that they were existing and will stay the way they are.

Ms. Furio asked if there was a railing on the egress.

Mr. Mederos checked to see if there was a railing required. The height difference is approximately 30". If the grade difference is 30" or more a hand rail is required. We were considering a pre-manufactured area way product that comes with a cover. That might be the direction we will be taking instead of having a hand rail, having that product in place.

Ms. Furio said that if the application is approved we will need confirmation on which way its going to go.

Mr. Mederos said whether its going to have a cover or a railing.

Ms. Furio asked what is the distance of the generator from the corner of the egress.

Mr. Mederos said that it is 5' from the house. Most generators have a requirement of 5' away from any fenestration.

Ms. Furio said it is just on the edge of where the egress is. It does not look like one could pass thru.

Mr. Mederos said right now the area way as is shown on the plan comes out almost 4' which would leave only 1' between which is a bit narrow.

Ms. Furio asked if anyone in the audience is for or against this application ?

Rosemary Reale, neighbor of the applicant, was sworn in.

Ms Reale said that she totally supports this renovation. They are wonderful people, we are friends and neighbors. Its nothing but a good thing and I am all for it.

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1235 Doris and Rocco Blasi (cont.) 9 Heather Hill Court Block 1.03 Lot 21

Mr. McLaughlin made a motion to approve the application with the egress coverage noted and the generator issue moved back so we have proper clearance there.

Mr. Merzel seconded.

The application was granted.

1237 Rebecca Kelly 24 Crest Drive N Block 9205 Lot 6

The applicant would like to construct an addition, with alterations.

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot	15 ft	8.1'		6.9'
Combined Side Yards	35 ft	24.1'		10.9'
Rear Yard Set Back	30 ft			
Max. Livable Fl.Area FAR	variable			
Lot Frontage	100 ft	60'		40'
Lot Depth	100 ft			
Bldg Coverage %	20%			
Impervious Coverage		35.1%		1.2%
Height	28 ft			
Lot Area.	10,000 sq.ft	6300 sq.ft		3700 sq.ft
Driveway: distance from Property line.	10'			

Mr. Kelson of SLK Consultants , is representing the owner.

Mr. Stephen Kelson was sworn in.

Mr. Kelson testified he is a friend of the family and a contractor. We have an existing non-conforming use. They need more room because there is going to be a baby in the family again. They are adding on to the 2nd floor. Nothing is changing on the first floor. Everything is the same. We need a couple of minor variances for the 2nd floor addition.

Ms. Furio asked straight up along the sides

Mr. Kelson said yes , we are going over the garage, putting a bedroom above the garage and we are raising the roof on the opposite side to make more head room for upstairs.

Ms. Furio said on the west side just over the garage and you are straightening out the hip roof.

Ms. Furio asked the ridge is at what height?

Mr. Kelson said staying the same, nothing is changing. The existing ridge is going to stay there and there is less of a pitch.

Ms. Furio said the room over the garage will be consistent with that ridge.

Mr. Kelson said yes.

Ms. Furio said you have some existing non-conforming variances on the property.

Mr. Kelson agreed.

Ms. Furio said the Impervious Coverage is a little above. Do you know what comprises that?

Mr. Kelson said I don't know. Someone told me that the Zoning was changed years ago and that is the reason why.

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1237 Rebecca Kelly (Cont.) 24 Crest Drive N Block 9205 Lot 6

Ms. Furio said that the side yards remain the same, you are just going over the garage. Lot frontage is 60’.

Ms. Furio asked if anyone in the audience is for or against this application ?

Mr. Merzel said I don’t see the height anywhere.

Ms. Furio said that it was on A5, as 22’ 8”.

Ms. Westerfeld made the motion to approve.

Mr. McLaughlin seconded.

The application was granted.

1238 Heather Gray 28 Clark St. Block 196 Lot 6

The applicant would like to construct an add-a-level.

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot	15 ft	10.1’		4.9’
Combined Side Yards	35 ft	29’		6’
Rear Yard Set Back	30 ft	13.58’	25.5	4.5
Max. Livable Fl.Area FAR	variable			
Lot Frontage	100 ft	80’		20’
Lot Depth	100 ft	95’		5’
Bldg Coverage %	20%	24%	22%	2%
Impervious Coverage	Variable 31.9%			
Height	28 ft			
Lot Area.	10,000 sq.ft	7600 sq.ft		2400 sq.ft
Driveway: distance from Property line.	10’			

Ms. Stephanie Pantale, Architect, was sworn in.

Ms. Heather Gray was sworn in.

Ms. Pantele presented her credentials. She has testified on numerous boards in Bergen county.

Ms. Pantele testified that Ms. Gray want to add a level to her house. It is currently a cape cod with 2 bedrooms and a bathroom upstairs. They want to turn it into a full 2 story that goes over the garage. The lot is undersized, Lot Frontage variance is 20’ , Lot Depth variance is 5’ . The Front Yard Set Back is currently 27’ , we are going to bring it to 25.4’ with our front porch. The side yard currently are 10.1’and 18.9’ . We are not changing the side yards. The variances for the side yard and combined side yards are 4.9’ and 6’ . The rear yard previously was 13.58’ , it had a sun room and a deck. We are proposing 25.5’ . We are taking the deck off and we are adding stairs. The Floor Area Ratio currently is 19% , we are 29.242% we are under the maximum allowed. The Impervious Coverage was previously 30% . The allowed is 31.9% and we are proposing 31.5% . The Building Height is currently 21.05’ , we are going to 27.58’ to the ridge. We are widening the driveway.

Ms. Furio asked how old is the deck.

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1238 Heather Gray (cont.) 28 Clark St. Block 196 Lot 6

Ms. Pantele said it was built somewhere in the eighties.
 Ms. Pantele said the sun room is staying and we have to add a staircase. The 25.5' Backyard starts from the staircase. The staircase is 4'.
 Ms. Furio asked about the 2 wood sheds.
 Ms. Pantele said we are removing the one on the right.
 Ms. Furio asked are you cantilevering the 2nd floor in the back and in the front.
 Ms. Pantele said yes to both locations.
 Ms. Furio said the whole 2nd floor is new.
 Mr. Merzel asked on what was the current sun room sitting.
 Ms. Pantele explained how the sun room was currently sitting on another deck and its current position relative to the house.
 Mr. Merzel asked if the sun room will remain on the first deck.
 Ms. Pantele said that it will.
 Ms Furio asked if it was sound.
 Ms. Pantele said that it was.
 Mr. Merzel asked if the first deck has proper footing.
 Ms. Pantele said that it has. It has its own piers that come out of the ground.
 Mr. Merzel asked if the glass, panels of the sun room, and the sun room will remain as it is.
 Ms. Pantele said it was. They are relocating the door from the house to the sun room.
 Ms. Furio asked if there was anyone in the audience for or against the application.
 Mr. McLaughlin made the motion to approve the application.
 Ms. Westerfeld seconded .
 The application was granted.

1239 Festa / Allan 55 Magnolia Ave Block 37 Lot 117

The applicant would like to construct an addition

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot	15 ft	8.2'		6.8'
Combined Side Yards	35 ft			
Rear Yard Set Back	30 ft			
Max. Livable Fl.Area FAR	variable			
Lot Frontage	100 ft			
Lot Depth	100 ft			
Bldg Coverage %	20%			
Impervious Coverage	31.9%			
Height	28 ft			
Lot Area.	10,000 sq.ft			
Driveway from Prop. Line	10 ft			

Linda Del Nobile Menze, AIA, is representing the owner

Linda Del Nobile Menze, architect, was sworn in.
 Ms. Del Nobile Menze presented her credentials.

Memorializations (Cont.)

1233 Marty Lucibello (Verona Assoc. LLC) 72 Madison Ave Block 38 Lots 91-93

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

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot	15 ft	10'		5'
Combined Side Yards	35 ft	20'		15'
Rear Yard Set Back	30 ft			
Max. Livable Fl.Area FAR	variable			
Lot Frontage	100 ft	75'		25'
Lot Depth	100 ft			
Bldg Coverage %	20%		23.11%	3.11%
Impervious Coverage	32.4%		34.44%	2.04%
Height	28 ft			
Lot Area.	10,000 sq.ft	7500 sq.ft		2500 sq.ft
Driveway: distance from Property line.	10'		5'	5'

1234 Leonard Nason (NJR Investment Properties LLC) 150 South St. Block 159 Lot 12

The applicant was granted the following variances to construct a rear addition, construct a second floor addition, and renovate the house..

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot	15 ft	10.09'		4.91'
Combined Side Yards	35 ft			
Rear Yard Set Back	30 ft			
Max. Livable Fl.Area FAR	variable			
Lot Frontage	100 ft	75'		25'
Lot Depth	100 ft			
Bldg Coverage %	20%			
Impervious Coverage	31.9%			
Height	28 ft			
Lot Area.	10,000 sq.ft	8,156 sq.ft		1,844 sq.ft
Driveway from Prop. Line	10 ft			

- the driveway in the front being closer than 10' to the property line
- the driveway in the back will be 10' from the property line with a K-Turn.

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Other Business

Annual reorganization.: appointment of board officers, board attorney and recording secretary-
was postponed until the next meeting.

Meeting adjourned at 9:21 pm