

APPROVED _____ DENIED _____

BOROUGH OF CRESSKILL

<i>ZONING ANALYSIS</i>			
<i>ZONE R10 ONE FAMILY RESIDENTIAL ZONE</i>			
	<i>REQUIRED</i>	<i>PROPOSED</i>	<i>VARIANCE REQUIRED</i>
1. Minimum Lot Area	10,000 SF		
2. Maximum Building Coverage	20%		
3. Minimum Lot Frontage	100 ft		
4. Minimum Lot Depth	100 ft		
5. Minimum Front Yard	25 ft		
6. Minimum One Side Yard	15 ft		
7. Minimum Other Side Yard	20 ft		
8. Total Combined Side Yards	35 ft		
9. Minimum Rear Yard	30 ft		
10. Maximum Height	28 ft		
11. Maximum Floor Area Ratio (FAR)** See Sliding Scale Ord. 06-15-1317	Sliding Scale		
12. Impervious Coverage** See Sliding Scale Ord. 06-15-1317	Sliding Scale		
<p>Please Note: *The FAR in all cases does not include up to 440 feet for garage space. **Floor Area Ratio and Impervious Coverage expressed as a percentage of the Lot Area within 125 (one hundred twenty five) feet of the Street Line.</p>			

Architect or
Engineers Name: _____

Date: _____

Signature
Stamp/Seal

**Schedule of Floor Area Ratio (FAR) and Impervious Coverage Requirements for R-10 One-Family Residence Zone
[Added 7-12-2006 by Ord. No. 06-15-1317]**

Lot Width (feet)	Floor Area Ratio	Impervious Coverage
Less than or equal to 50.00	39.00%	35.00%
50.01-50.99	38.82%	34.90%
51.00-51.99	38.64%	34.80%
52.00-52.99	38.46%	34.70%
53.00-53.99	38.28%	34.60%
54.01-54.99	38.10%	34.50%
55.00-55.99	37.92%	34.40%
56.00-56.99	37.74%	34.30%
57.00-57.99	37.56%	34.20%
58.00-58.99	37.38%	34.10%
59.00-59.99	37.20%	34.00%
60.00-60.99	37.02%	33.90%
61.00-61.99	36.84%	33.80%
62.00-62.99	36.66%	33.70%
63.00-63.99	36.48%	33.60%
64.00-64.99	36.30%	33.50%
65.00-65.99	36.12%	33.40%
66.00-66.99	35.94%	33.30%
67.00-67.99	35.76%	33.20%
68.00-68.99	35.58%	33.10%
69.00-69.99	35.40%	33.00%
70.00-70.99	35.22%	32.90%
71.00-71.99	35.04%	32.80%
72.00-72.99	34.86%	32.70%
73.00-73.99	34.68%	32.60%
74.00-74.99	34.50%	32.50%
75.00-75.99	34.32%	32.40%
76.00-76.99	34.14%	32.30%
77.00-77.99	33.96%	32.20%
78.00-78.99	33.78%	32.10%
79.00-79.99	33.60%	32.00%
80.00-80.99	33.42%	31.90%
81.00-81.99	33.24%	31.80%
82.00-82.99	33.06%	31.70%
83.00-83.99	32.88%	31.60%
84.00-84.99	32.70%	31.50%
85.00-85.99	32.52%	31.40%
86.00-86.99	32.34%	31.30%
87.00-87.99	32.16%	31.20%
88.00-88.99	31.98%	31.10%
89.00-89.99	31.80%	31.00%
90.00-90.99	31.62%	30.90%
91.00-91.99	31.44%	30.80%
92.00-92.99	31.26%	30.70%
93.00-93.99	31.08%	30.60%
94.00-94.99	30.90%	30.50%
95.00-95.99	30.72%	30.40%
96.00-96.99	30.54%	30.30%
97.00-97.99	30.36%	30.20%
98.00-98.99	30.18%	30.10%
99.00-100.00	30.00%	30.00%
Greater than 100.00	30.00%	30.00%

NOTES:

1. Floor area ratio impervious coverage expressed as percentage of the lot area within 125 feet of the street line.

APPLICATION FOR ZONING REVIEW APPROVAL/DENIAL

This information must be included to prepare your letter to the board

IDENTIFICATION: Block _____ Lot _____ Date: _____

Proposed Work Site at: _____

Name of Owner: _____ Phone: _____

Address: _____

Description of Work: _____

Name of person attending board meeting _____

In order to comply with the Borough of Cresskill's Zoning Ordinance, No. 02-36-1244 (Effective 2/06/02) "Zoning" to provide for floor area ratio limitations, impervious areas and regulate the permitted size of existing or new buildings in all residential zones and to regulate nonconforming use, the applicant is required to submit the following information for Zoning Review Approval / Denial.

- I. Site layout plan showing:
 - 1. Borough easement location (dimensioned)
 - 2. Measurements from property lines to all building structures such as residence, garage, sheds, porches, decks, cabanas and building or other structures with roofed areas (BUILDING COVERAGE)
 - 3. Show all IMPERVIOUS AREAS such as but not limited to:
 - a. Building coverage
 - b. Driveways or other paved areas, including paving stones
 - c. Patios and walkways
 - d. Tennis Courts
 - e. Decks, which do not allow free drainage of rainwater through to the ground underneath.
 - f. Pad for exterior ground mounted H.V.A.C. etc.

II. List each impervious area in percent (%) and give square foot for each. Give total square foot and percentages of existing and proposed impervious area (separate sheet signed and sealed by the engineer). This information is to be used to complete the attached "Zoning Analysis" for a determination as to whether or not a variance is required. This analysis and potential denial is subject to Board approval. The Board may include additional variances as they deem necessary.

(AFTER REVIEW BY ZONING OFFICIAL)

The above-mentioned SITE LAYOUT PLAN is to be prepared by a New Jersey licensed engineer (surveyor). All measurements and calculations shall be certified by same.

Licensed Engineer: _____ Telephone: _____
or Architect

Address: _____ Fax No.: _____

License Number: _____ Exp. Date: _____

Attached please find Borough of Cresskill Ordinance No. 02-36-1244 with definitions, restrictions, and for the purpose of assisting in interpreting this ordinance, reference to the attached Appendix A of the Cresskill Borough Code can be made.

Note: After building permit is issued and proposed work complete, an "As Built Survey" showing everything on the property broken down in to percentages as well as height certification. **This survey must be submitted before a Certificate of Occupancy is issued.**

III. IMPERVIOUS COVERAGE

List each impervious area and give square foot for each and give total square foot and percentage (%) of existing and proposed impervious area.

This information is to be used to complete the attached "Zoning Analysis" for a determination as to whether or not a variance is required (After review by Zoning Official) AND ANY OTHER VARIANCES AS THE BOARD MAY DEEM NECESSARY.

Licensed Engineer: _____
or Architect

Date: _____

License Number: _____

Exp. Date: _____

Stamp/Seal:

