

**BOROUGH OF CRESSKILL**

**ZONING ANALYSIS  
ZONE R40 ONE FAMILY RESIDENTIAL ZONE**

	<i>REQUIRED</i>	<i>PROPOSED</i>	<i>VARIANCE REQUIRED</i>
1. Minimum Lot Area	40,000 SF		
2. Max. Bldg. Cov. By Code	12.50%		
3. Max. Floor Area Ratio**	20%		
4. Minimum Lot Frontage	150FT		
5. Minimum Lot Depth	200FT		
6. Minimum Front Yard	50FT		
7. Minimum One Side Yard	30FT		
8. Total Combined Side Yards	60FT		
9. Minimum Rear Yard	75FT		
10. Maximum Height****	33FT		
11. Impervious Coverage Allowed	35.00%		

\*\*WITH AN ASSUMED F.A.R. = 20% INCLUDED  
 +3 CAR GARAGE AREA OF 660 SQ FT EXCLUDED  
 \*\*\*\*PROVIDED THERE EXISTS AN ACCESSIBLE CLEAR FIRM AND LEVEL AREA (FIRE APPARATUS ACCESS ZONE) ORD. # 92-8-1071

Architect or  
 Engineers Name \_\_\_\_\_ Date

Signature  
 Stamp/Seal

REVISED 12/03

OFFICE OF THE ZONING OFFICIAL

APPLICATION FOR ZONING REVIEW APPROVAL/DENIAL

IDENTIFICATION:                      Block \_\_\_\_\_ Lot \_\_\_\_\_                      Date: \_\_\_\_\_

Proposed Work Site at: \_\_\_\_\_

Name of Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Description of Work: \_\_\_\_\_

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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 ration 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.

1. Site layout plan showing:
  1. Borough easement location (dimensioned)
  2. Measurements from property liens 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. Permanent pools including the water surface area of permanent pools.
    - f. Decks, which do not allow free drainage of rainwater through to the ground underneath.
    - g. Pad for exterior ground mounted H.V.A.C. etc.

OFFICE OF THE ZONING OFFICIAL  
APPLICATION FOR ZONING REVIEW APPROVAL/DENIAL  
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- II. List each impervious area and give square foot for each and give total square foot 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.

(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: \_\_\_\_\_

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Attached please find Borough of Cresskill ' s 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 ' s Borough Code can be made.

Note: After building permit is issued and proposed work complete, an "As Built" site layout plan will be required prior to issuance of a Certificate of Occupancy/Certificate of Approval showing all approved permitted work as well as building height certification.

Edward M. Rossi  
Zoning Official  
6/02

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## IMPERVIOUS COVERAGE

List each impervious area and give square feet for each and give total square foot ( % ) 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).

Licensed Engineer: \_\_\_\_\_  
or Architect

Date: \_\_\_\_\_

License Number: \_\_\_\_\_

Exp. Date: \_\_\_\_\_

Stamp/Seal: