

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Agenda May 25, 2017**

1. Call to order
2. Roll Call
3. Approval of minutes.
4. Applications
5. Memorialization

Applications

1300 Avi Lavon 73 Cedar St Block 54.01 Lots 73-74

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot	15 ft		7.3'	7.7'
Combined Side Yards	35 ft		22.67'	12.33'
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	(variable) 39%		47.9%	8.9%
Lot Frontage	100 ft	50'		Tech.
Lot Depth	100 ft			
Bldg Coverage %	20%			
Impervious Coverage	(variable) 35%		38.41%	3.41%
Height	28 ft		30.5'	2.5'
Lot Area.	10,000 sq.ft	13,135 sq.ft		

The applicant proposes to construct a new single family residence.

1301 Charlie Franke 110 Roosevelt St Block 116 Lot 37

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	13.4 ft	10.73 ft 18.85 ft	14.27 ft 6.15 ft
Side Yard Abutting/Lot	15 ft	8.4 ft	8.4 ft	6.6 ft
Combined Side Yards	35 ft			
Rear Yard Set Back	30'	55.28'		
Max. Livable Fl.Area FAR	(variable) 39%			
Lot Frontage	100 ft	100 ft		
Lot Depth	100 ft	116 ft		
Bldg Coverage %	20%	12.06%	12.82%	
Impervious Coverage	(variable) 35%	29.01%	29.76%	
Height	28 ft			
Lot Area.	10,000 sq.ft	11,600 sq.ft		

The applicant proposes to construct two additions to the front and side of the above address.

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1302 Sun Jun Park 46 Florence Ave Block 125 Lot 27.01

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft		23.7 ft	1.3'
Side Yard Abutting/Lot	15 ft		9.7 ft	5.3 ft
Combined Side Yards	35 ft		25.5 ft	9.5 ft
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	(variable) 39%			
Lot Frontage	100 ft			
Lot Depth	100 ft			
Bldg Coverage %	20%			
Impervious Coverage	(variable) 35%			
Height	28 ft			
Lot Area.	10,000 sq.ft			

The applicant proposes to construct an addition to the rear of the above address.

1268 Care One at Dunroven 221 County Rd Block 71 Lot 13-14

The applicants are applying for a one-year extension of its approvals from the June 30, 2017 expiration date to June 30, 2018.

The applicants were granted a one-year extension of its approvals from the June 30, 2016 expiration date to June 30, 2017.

On Sept. 24, 2015, Resolution 1268 was adopted that, granted CareOne at Dunroven an amended use variance approval, and, amended preliminary and final site plan approval, for:

- a) Applicant wants to remove a proposed addition, previously approved, and thus reduce the overall size of the building and its square footage by approximately 2500 feet; they would also be reducing the number of approved beds from 122 to 117 and they would increase the number of parking spaces by 11 to a total of 97.
- b) Applicant is also requesting variance relief regarding the parking stall sizes by one foot to 9' by 18'; and they are requesting a parking set back requirement from the middle lane of 15'; and a waiver concerning light intensity.. The removal of the addition will allow the Applicant to add more parking space in its place.
- c) Applicant agreed to reduce the lighting to 1.1 foot candles and to make sure the lighting is in compliance with the lighting plan that was part of the prior application so that there are no lighting fixtures attached to the building.

On May 24, 2012, CareOne at Dunroven, was granted (Resolution 1200) the following variances in the P. Zone to construct an addition to the skilled nursing facility for an additional 22 beds.

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Table of Variances Docket # 1268 Care One at Dunroven

Description	Required	Existing	Proposed	Variance Required
Use	Professional P Zone	Skilled Nursing	Skilled Nursing	D 2 Variance
Max. length of Structure	160 ft	216'	276.5'	116.5'
Min Parking Setback County Rd	25 ft	8.5'	8.5'	16.5'
Min Parking Setback Ackerman Pl	25 ft	1.5'	1.5'	23.5'
Min. Parking Setback from Building	15'	4.14'	3.0'	12.0'
Min. Parking Space dim.	10' X 18'	9' X 18'	9' X 18'	1' X 18'
Driveway Offset Ackerman Pl	10 ft	5.5'	5.5'	4.5'
Min. Front Yard Buffer County Rd	10 ft	8.5'	8.5'	1.5'
Min. Front Yard Buffer Ackerman Pl	10 ft	1.5'	1.5'	8.5'
Min. Side and Rear Yard	10 ft	5.5'	5.5'	4.5'
Signage Min. Setback Front Yard	25 ft	5.6'	5.6'	19.4'

Memorializations

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

1299 Harry McCormick 46 Heatherhill Rd Block 1.04 Lot 5

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot	15 ft		12.5' 10.5'	2.5' 9.5'
Combined Side Yards	35 ft		23'	12'
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	(variable) 34.32%		36.33%	2.01%
Lot Frontage	100 ft	75'		Tech.
Lot Depth	100 ft			
Bldg Coverage %	20%			
Impervious Coverage	(variable)			
Height	28 ft			
Lot Area.	10,000 sq.ft	7,500 sq.ft		Tech.

