

**Borough of Cresskill
Zoning Board of Adjustment
Minutes Apr. 27, 2017**

Present: Mr. Kassis, Mr McCord, Mr. Merzel, Ms. Westerfeld, Ms. Furio,
Mr. Schuster (acting Board Attorney), Ms. Bauer (recording secretary),
Absent: Ms. Batistic, Mr. Corona

The meeting was called to order at 8:00 pm.

Ms. Furio announced that the meeting had been published as required by the Sunshine Laws of the State of New Jersey.

Minutes of the Mar. 23, 2017 meeting were approved.

Applications

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' 4.5'
Combined Side Yards	35 ft		23'	12'
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	(variable) 34.32%	28.5%	36.33%	2.01%
Lot Frontage	100 ft	75'		Tech.
Lot Depth	100 ft			
Bldg Coverage %	20%			
Impervious Coverage	(variable) 32.4%		28.89	
Height	28 ft			
Lot Area.	10,000 sq.ft	7,500 sq.ft		Tech.

The applicant proposed to construct an addition to the above referenced residence.

Mr. Douglas A. Radick (architect) was sworn in. He has testified before the ZBOA several times. **Mr. Radick** testified that Mr. McCormick has lived in Cresskill for almost 40 years. He has raised 3 children all of whom are here. He wishes to stay in the house and reconcile some unfortunate developments that have been done to the house over time. Its an old original house from track developments put in probably in 1950. Its on a very hilly site .

If you look at the site on the A1 drawing. At the very top of the drawing there is a retaining wall. Property slopes down 15' to the street. Subsequently his driveway is extremely steep- so much so that his daughter once broke her arm walking on it; and twice neighbors reported that his car was in the street- it had slid down the driveway on ice into the street. We are going to use that gradient to our advantage. The gradient of the existing basement is almost the exactly the gradient of the proposed new garage. There will be a slight negative drop from the garage floor down to the street, probably about half a foot. We comply completely with the building height.

The lot size is 7500 sq.ft where 10,000 is required and there derive most of the variances that ensue. The original house is sitting 12 ½ feet and 10 ½ feet from the side yard. We are not changing that, we are going with exactly the same set-backs. If you look at the back of the house, you can see some dash lines, where I have removed a very blocking additions to the back of the house. What we are doing is squaring off the back of the house. I'm knocking off 2 portions of the back of the house, and in the front, where the garage is going to be, we are squaring it out as well. It's a 52' by 27' rectangle.

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1299 Harry McCormick 46 Heatherhill Rd Block 1.04 Lot 5 (Cont.)

We are using the same set backs. The front set back is unchanging. The rear set back is changing- we are going from 32' to 39'.

The Impervious Coverage is now 39%. There was a basketball macadam in the back and I'm removing all that. So we are lowering the Impervious Coverage from 39% to 32%..

The only coverage variance is the Far, we are going from 28.5% to 36.33% which incurs a variance of 2.01% FAR coverage.

Ms Furio asked the large area which you have dashed off in the back is a basket ball court ?

Mr. Radick said right, and an asphalt patio, and the deck is going out as well.

Ms Furio asked the bay window is going to be new and the 2 shaded area you are just squaring off ?

Mr. Radick said correct.

Mr. Radick said the required front set-back is 25' and we are at 28.4'. We used the slop of the land to our advantage.

Ms. Furio asked because there is such a slope is there any consideration for drainage, water run-off. With the car sliding into the street there is an issue where that is concerned.

Mr. Radick said its going to be flat now. It was draining into the street, now it is draining slower.

Mr. Kassis asked the front of the building on the right, is there a picture of that house with the existing house.

Mr. Radick said I did not bring one. I'll draw a picture for you.

Mr. Radick drew a drawing of the house.

Mr. Radick said where it says one car garage its just a one car garage door, its 8' above the street. Its set back about 9' from the corner of the house. Squaring the corners of the house and pulling the garage forward 9'. It's a one story garage and thus lower than the rest of the house.

Mr.Kassis asked about the side yard variance of 9.5' when 10.5' was proposed.

Mr. Radick said that this was an error. The variance should be 4.5'.

Mr, Merzel asked Impervious Coverage, in one place it says 32 and in another it says 35 ?

Mr. Radick said its 44.32.

Mr. Merzel asked after removing the basketball, after doing everything what will be the Impervious Coverage ?

Mr. Radick said its 36.33

Ms Furio said you are reading the number for the FAR.

Mr. Radick said its 28.89. the required is either 32.4 or 35

Mr. Radick said we are approximately 4% below.

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

Mr. Merzel asked you're measuring the height, 28', from ?

Mr. Radick used the site plan to explain how the height was measured. Because there was no change to the grading, the existing topographical elevations were used to measure to the ridge of the roof. The height is 27' 10".

Mr. Harry McCormick was sworn in.

Mr. McCormick testified that he had lived in Cresskill for 40 years and was an active member in the community. He volunteered as coach for 20 yrs, was on the town Recreation Committee, served on the Board of Education for 16 years, was past president of the Board of Education.

After his wife died, his son came back with his wife to live in Cresskill.

Mr. Schuster asked who was the previous owner of the property ?

Mr. McCormick said Rothmeyer.

Mr. McCord made the motion to approve the application.

Mr. Merzel said I want to point out : we are changing the side yard variance to 4.5' not 9.5'.

Ms Furio said correct.

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1299 Harry McCormick 46 Heatherhill Rd Block 1.04 Lot 5 (Cont.)
Mr. Merzel seconded.

The application was granted.

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.

At the request of the attorney for the applicant, the application was carried to the May 25, 2017 meeting of the ZBOA

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Memorializations

1288 Nicholas and Elefteria Stathatos 256 E. Madison Ave Block 92.08 Lot 1

The applicants were granted the following variances to construct a new single family residence

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'			
Side Yard Abutting/Lot	15'	14.5'	15'	
Combined Side yards	35'	39.5'	37.2'	
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	Variable 34.32 %	33.56%	34.49%	0.17%
Lot Frontage	100'			
Lot Depth	100'			
Bldg Coverage %	20%	24.57%	19.36%	
Impervious Coverage	Variable 32.4%	50.34%	36.22%	3.82%
Height	28'			
Lot Area.	10,000 sq.ft	9177.72 sq.ft		TECH
Driveway from Prop. line.	10'		4'	6'

1297 Orly Amir 94 Park Ave. Block 167 Lots 7-8

The applicant was granted the following variances to construct a new single family residence

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot	15 ft		11.25'	3.75'
Combined Side Yards	35 ft		22.5'	12.5'
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	(variable) 39%		40.4%	1.40%
Lot Frontage	100 ft	50'		TECH.
Lot Depth	100 ft			
Bldg Coverage %	20%		24.16%	4.16%
Impervious Coverage	(variable)			
Height	28 ft			
Lot Area.	10,000 sq.ft	5,000sq.		TECH.

