

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Agenda June 23, 2016**

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

Applications

1267 Beatriz C. Nunez-Moscarella 182 7th St. Block 35 Lots 245, 246

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25ft	6.5'		18.5 ft
Side Yard Abutting/Lot	15 ft	0.5 ft		14.5 ft
Combined Side yards	35 ft	19.7'	5.7'	29.3'
Rear Yard Set Back	30 ft			
Max. Livable Fl.Area FAR (variable)	39%	32.8%	43.7%	4.7%
Lot Frontage	100 ft	50'		TECH.
Lot Depth	100 ft			
Bldg Coverage %	20%	30.1%	33.9%	13.9%
Impervious Coverage (variable)	35%			
Height	28 ft			
Lot Area.	10,000 sq.ft	5000 sq.ft		TECH.
Driveway from Prop. line.	10'			

The applicant proposes to construct an addition to her house.
The application has been carried since July 2015

1285 Maayan Gottesman 40 Mountain View Rd Block 1.03 Lots 10

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'			
Side Yard Abutting/Lot	15'	9.7'	10'	5'
Combined Side yards	35'	22.78'	23'	12'
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	Variable 30%	9.92%	37.45%	7.45%
Lot Frontage	100'	78.24'		21.76'
Lot Depth	100'			
Bldg Coverage %	20%	16.43%	23.49%	3.49%
Impervious Coverage	Variable 32.5%	23.96%	34.40%	1.8%
Height	28'			
Lot Area.	10,000 sq.ft	9694 sq.ft		306sq.ft
Driveway from Prop. line.	10'			

The applicant proposes to construct a two story addition to the existing one story house.

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Agenda June 23, 2016**

1287 Norberto Szwerdsarf & Lehavit Lapid 20 Evans Rd Block 202 Lot 5

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25ft			
Side Yard Abutting/Lot	15 ft		10.2'	4.8'
Combined Side yards	35 ft		27.2'	7.8'
Rear Yard Set Back	30 ft			
Max. Livable Fl.Area FAR (variable)	39%			
Lot Frontage	100 ft	90.5'	90.5'	TECH
Lot Depth	100 ft			
Bldg Coverage %	20%		20.6%	.6%
Impervious Coverage (variable)	35%			
Height	28 ft			
Lot Area.	10,000 sq.ft	9432 sq.ft	9432 sq.ft	TECH
Driveway from Prop. line.	10'			

The applicants propose to construct an addition to their garage, and an add-a-level to the house.

Memorializations

1282 Andrew & Marissa Bolson 199 Phelps Block 130 Lot 54

The applicants were granted the following variances to construct an addition

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	25.2'		
Side Yard Abutting/Lot	15'	17.1	12.9'	2.1'
Combined Side yards	35'	36'	30'	5'
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	Variable 39%			
Lot Frontage	100'	80'		20'
Lot Depth	100'	120.63'		
Bldg Coverage %	20%	24.97%	22.79%	2.79%
Impervious Coverage	Variable 31.9%	32.09%	29.9%	
Height	28'	14'4"	14'4"	
Lot Area.	10,000 sq.ft	9,363		637 sq.ft
Driveway from Prop. line.	10'			

Note the above figures correspond to the testimony in the minutes, not to the Agenda.

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Agenda June 23, 2016**

Memorializations (Cont.)

1284 Green & Potkulski 53 Engle St Block 92 Lots 14 – 15

The applicants were granted the following variances to construct a 2nd floor and front porch addition.

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'		21.5'	3.5'
Side Yard Abutting/Lot	15'		7.5'	7.5'
Combined Side yards	35'		14.5'	20.5'
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	Variable 30%			
Lot Frontage	100'	51.53'		48.47'
Lot Depth	100'			
Bldg Coverage %	20%			
Impervious Coverage	Variable 34.8%	46.58%	48.79%	13.99%
Height	28'			
Lot Area.	10,000 sq.ft	7224 sq.ft		2776 sq.ft
Driveway from Prop. line.	10'			

Note the above figures correspond to the testimony in the minutes, not to the Agenda.

1286 Reavis 36 Magnolia Ave Block 92 Lots 1

The applicants were granted the following variances to construct an addition.

Description	Required	Existing	Proposed	Variance
Front Yard Set Back Magnolia	25'	25.2'	24.7'	0.30'
Front Yard Set Back 3rd St	25'	24.7'	24.7	0.30'
Side Yard Abutting/Lot	15'	29'		
Combined Side yards	35'			
Rear Yard Set Back	30'		19.53'	10.47'
Max. Livable Fl.Area FAR	Variable 30%	15%	30%	
Lot Frontage	100'			
Lot Depth	100'			
Bldg Coverage %	20%	23.31%	25.52%	5.52%
Impervious Coverage	Variable 32.5%	39.36%	39.36%	6.86%
Height	28'		27.5'	
Lot Area.	10,000 sq.ft			
Driveway from Prop. line.	10'			

Note the above figures correspond to the testimony in the minutes, not to the Agenda.