

**Borough of Cresskill
Zoning Board of Adjustment
Minutes Aug 28, 2016**

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

The meeting was called to order at 8:02 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 July 28, 2016 meeting were approved.

Applications

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

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'			
Side Yard Abutting/Lot	15'		9.75'	5.25'
Combined Side yards	35'		31.75'	3.25'
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	Variable 34.32 %		40.21 %	5.89%
Lot Frontage	100'		75'	25'
Lot Depth	100'			
Bldg Coverage %	20%		21.85%	1.85%
Impervious Coverage	Variable 32.4%		48.11%	15.71%
Height	28'			
Lot Area.	10,000 sq.ft	9177.72 sq.ft		TECH
Driveway from Prop. line.	10'			

The applicant proposes to construct a new single family home at the above address

The application was carried to the Sept. 22, 2016 ZBOA meeting, on request by the applicant..

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1290 Louis Zimick 70 Park Ave Block 167 Lot 19.02

Description	Required	Existing	Proposed July 28	Variance July 28	Proposed Aug. 25	Variance Aug.25
Front Yard Set Back	25ft				25'	
Side Yard Abutting/Lot	15 ft		8'	7'	9'	6'
Combined Side yards	35 ft		16'	19'	18'	17'
Rear Yard Set Back	30 ft				30	
Max. Livable Fl.Area FAR (variable)	39%		51.37%	12.37%	47.80%	8.80%
Lot Frontage	100 ft	50'		TECH		
Lot Depth	100 ft					
Bldg Coverage %	20%		30.7%	10.7%	28.90%	8.90%
Impervious Coverage (variable)	35%		44.70%	9.70%	42.90%	7.90%
Height	28 ft		27.5'		27.5	
Lot Area.	10,000 sq.ft	5000 sq.ft		TECH		
Driveway from Prop. line.	10'					

The applicant proposes to construct a new single family home at the above address
The application is carried from the July 28, 2016 ZBOA meeting.

Ms Furio explained to the applicant that 5 board members were required to approve the application. There were only 5 members present tonight. The applicant has the option of presenting the application tonight, or to carry the application to the Sept. 22 meeting when more members may be present.

The applicants decided to carry the application.

Mr. Van Horne said you do not have to re-notice.

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1291 John Castillo

84 Churchill Rd.

Block 75 Lot 53

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'			
Side Yard Abutting/Lot	15'			
Combined Side yards	35'			
Rear Yard Set Back	30'	21.4'	15'	15'
Max. Livable Fl.Area FAR	Variable 39 %			
Lot Frontage	100'			
Lot Depth	100'			
Bldg Coverage %	20%			
Impervious Coverage	Variable 35%			
Height	28'			
Lot Area.	10,000 sq.ft	12,375 sq.ft *		
Driveway from Prop. line.	10'			

* estimate

The applicant proposes to construct a deck 20' by 23'

Ms. Josephine Castillo and Mr. John Castillo were sworn in.

Ms. Castillo testified they had moved to Cresskill 2.5 years ago. They have 2 small children. Her deck is small (8' by 10') and she wants to extend it. They live on a corner lot, its busy on that road, they prefer that the children play in the back yard. They want tor extend deck to encourage the children to play in the back yard.

Ms. Castillo presented 2 photos (A-1 and A-2).

Ms. Furio said you have drawn with pen (on the photo) where you want to extend the deck.

Ms Castillo agreed. She said that there was an existing patio and the deck would be built over it.

The deck would make the back-yard more accessible for her mother-in-law and the children.

Her Mother-i-law watches the children, and the deck would be easier because of no stairs.

Ms. Castillo said that they had spoken to their neighbor, Roger, (his house is on the photo) he understood and had no objection at all.

Ms. Furio asked are you taking the stone patio before you put the new deck down ?

Ms. Castillo said that they are leaving the patio and building right on top.

Mr. Castillo said the deck is pretty much on the boundary of the stone patio. Their closest neighbor, Roger, has no objection. The deck will make it safer for his Mom, who watches the kids, she will not have to go up and down the stairs to the stone patio.

Ms. Furio said it is 15' off one corner and 24' off the other.

Ms. Batistic asked do you know how far is the neighbor, Roger's house from the property line ?

Mr. Castillo said from his house to the property line. Off the top of my head his house is about 40'.

The trees are on our property line. He is on the Churchill side. Our neighbor, the Browns, on the Hillside side is 44', that has been established.

Mr. Kassis made the motion to approve that application.

Ms. Westerfeld seconded.

The Application was granted.

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Memorializations

1289 Ji Eun Lee and Ju Hyoung Kim 247 Jefferson Ave. Block 14 Lots 30

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

Description	Required	Existing	Proposed	Variance
Front Yard Set Back				
Side Yard Abutting/Lot	15 ft		7.5'	7.5'
Combined Side yards	35 ft		19.2'	15.8'
Rear Yard Set Back	30 ft			
Max. Livable Fl.Area FAR (variable)	30%			
Lot Frontage	100 ft	50'		TECH.
Lot Depth	100 ft			
Bldg Coverage %	20%		20.85%	.85%
Impervious Coverage (variable)	30%			
Height	28 ft			
Lot Area.	10,000 sq.ft	8207 sq.ft		TECH.
Driveway from Prop. line.	10'			

ZBOA Member Request

Mr. Kassis requested that the applicant be told to fill out the column entitled 'Existing' on the form: 'SCHEDULE OF PROPOSED CONSTRUCTION'

ZBOA members agreed that the recording secretary would draft a letter to the Building Dept. requesting that the applicant be told to fill out the column entitled 'Existing' on the form: 'SCHEDULE OF PROPOSED CONSTRUCTION'.

The draft would be emailed to the ZBOA members. The final version will be signed by the ZBOA members and presented to the Building Dept..

The meeting was adjourned at 8:18 pm.