

**Borough of Cresskill
Zoning Board of Adjustment
Minutes Jan. 28, 2016**

Memorialization

1275 NJR Investment Properties II 150 South Street Block 159 Lot 12

The applicant was granted the following variances.

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25ft			
Side Yard Abutting/Lot	15 ft	10.09		granted
Combined Side yards	35 ft			
Rear Yard Set Back	30 ft			
Max. Livable Fl.Area FAR (variable)				
Lot Frontage	100 ft	75 ‘		granted
Lot Depth	100 ft			
Bldg Coverage %	20%			
Impervious Coverage (variable)	31.9%		34.97%	3.07%
Height	28 ft		28’7”	7”
Lot Area.	10,000 sq.ft	8,156 sq.ft		granted
Driveway from Prop. line.	10’			

1276 Pat Tesler 442 Knickerbocker Block 101 Lot 7

The applicants were granted the following variances to construct a dormer addition

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ‘			
Side Yard Abutting/Lot	15 ‘	9.52’	9.52’	5.48’
Combined Side yds existing	35 ‘	17.52’	17.52	17.48’
Combined Side yds of addition	35’		27.82’	7.18’
Rear Yard Set Back	30’			
Max. Livable Fl.Area FAR (variable)	30%			
Lot Frontage	100 ‘			
Lot Depth				
Bldg Coverage %	20%			
Impervious Coverage (Variable)	33.9%			
Height	28’			
Lot Area.	10,000 sq.ft			
Driveway from Prop. line.	10’			

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1278 M & A Real Estate Holding LLC 100 5th St Block 49 Lot 643

The applicants were granted the following variances to construct an add a level , a front porch and a new deck. They will be raising the grade of the property approximately 3', as per site plan.

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ‘		5th St – 22’	3’
Side Yard Abutting/Lot	15 ‘			
Combined Side yards	35’			
Rear Yard Set Back	30’			
Max. Livable Fl.Area FAR (variable)	38.82%			
Lot Frontage	100 ‘			
Lot Depth				
Bldg Coverage %	20%			
Impervious Coverage (Variable)	34.9%			
Height	28’			
Lot Area.	10,000 sq.ft			
Driveway from Prop. line.	10’			

1277 Dan Ledven 3 Oxford Place Block 72 Lot 10

The applicant was granted a variance for Impervious Coverage in order to obtain a CO. The applicant built an addition at the above address. He cannot be issued a CO because the Impervious Coverage is over the allowed amount.

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ‘			
Side Yard Abutting/Lot	15 ‘			
Combined Side yards	35 ‘			
Rear Yard Set Back	30’			
Max. Livable Fl.Area FAR (variable)	30%			
Lot Frontage	100 ‘			
Lot Depth				
Bldg Coverage %	20%			
Impervious Coverage (Variable)	30%		36.98%	6.98%
Height	28’			
Lot Area.	10,000 sq.ft			
Driveway from Prop. line.	10’			

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Page 4 of 4

Annual Reorganization

Appointment of officers and support staff.

Mr. Jack Van Horne was reappointed as Board Attorney

Ms. Cheryl Furio was reappointed as Chair Person

Mr. Glen Kassis appointed as Vice Chairman.

Ms. Gail Westerfeld was reappointed as Secretary

Ms. Bobbi Bauer was reappointed as Recording Secretary

Meeting adjourned at 8:21 pm