

**Borough of Cresskill
Zoning Board of Adjustment
Minutes Mar. 26, 2015**

Memorializations (cont.)

1261 Milanka and Robert Lippman 65 Hillside Ave Block 76 Lot 59

The applicants were granted the following variances to expand the garage.

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	50 ft	57.4'		
Side Yard Abutting/Lot	15 ft	7.4'		granted
Combined Side Yards	35 ft	19.4'	15.2'	granted
Side Yard Set Back For accessory building	5 ft	1.6'	1.6'	3.4'
Max. Area of accessory building	600 sq.ft	418 sq.ft	484.7 sq.ft	
Lot Frontage	100 ft	50 '		granted
Lot Depth	100 ft	294.18 '		
Bldg Coverage %	20%	15%	15.58%	
Impervious lot Coverage	35%	53.8%	54.88%	19.88%
Height of accessory bldg	15 ft	13'	13'	
Lot Area.	10,000 sq.ft	14,709 sq.ft		
Driveway from Prop.	10'	0'	0'	10'

Minutes of the Feb. 26, 2015 meeting were approved.

Other Business

Mr. McLaughlin asked if there was anyone in the audience that wished to be heard.

Mr. Edward Wilken (158 14th St.) introduced himself.

Mr. Edward Wilken said that it was his understanding that to demolish and build a new house requires notification of the neighbors within 200'. The property in question is 187 14th St.

Mr. McLaughlin said the application has to go to the Planning Board.

Mr. Van Horne said you will have to hire an attorney or an architect to help you through the process.

Mr. Olmo said that he (Mr Wilken) is complaining about a property – he was not notified.

Mr. Wilken said exactly. None of the neighbors on Elm St. 14th St., Florence St., were notified.

Mr. Van Horne said the applicant must present proof of publication to the board. You cannot bring this case here. This is not the right board. You can go to the Planning Board or the Building Dept. We cannot answer your questions.

Mr. Wilken said the house was demolished without a permit. Five days later they obtained a permit that was not completely filled out. This happened on a Thursday and I could not get hold of anyone until Monday..

Mr. McLaughlin said we are here only for Zoning variances. This is not our venue. We have nothing to do with this.

Mr. Wilken said that the permit that was issued for 187 after the 5th was dated back to the 2nd. Prior to this they cut the utility lines which were across the street and dropped them onto the road.

Mr. McLaughlin said we have no jurisdiction over this. There is nothing we can do about this. You need to go to the Building Dept. and tell them what went on.

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Mr. Wilken said they told me to go to the Zoning Dept. or the Planning Board. Susan told me to come here.

Mr. McLaughlin said Susan said the Planning Board. We are the Zoning Board.

Mr. Merzel said give the secretary your name and phone number and we'll find somebody that will contact you

Mr. Wilken said my name is Edwin Wilken, 201 567 9390, 158 14th St., Cresskill NJ. The contractor that was doing the work is Erie, 201 227 1787.

The meeting was adjourned at 8:15 pm