

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Agenda Nov. 29, 2018**

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

Applications

1333 Vincent Carbonell 62 Jackson Drive B 301 L 14

Description	Required	Existing	Proposed	Variance
Max. Fence Height	4 ‘		Sloping height, highest point 9’3”	5’ 3”
Max. Wall Height	4’		Varying height, highest point 7’ 3.5”	3’ 3.5”
Min. Roadway Setback	25’ from road		Not specified	Must comply

The applicant proposes to construct a wall and gate

Mr. David Watkins (attorney) will represent the applicant.

The application was carried from the Sept.27, 2018 ZBOA meeting

1337 Lumaj Homes LLC 189 Magnolia St. B31 L 456-458

Description	Required	Existing	Proposed	Variance
Front Yard Set Back (Magnolia)	25 ft	24.6	24.6	0.4’
Front Yard Set Back (Tenth)	25 ft	21.8	21.8	3.2’
Side Yard Abutting/Lot	15 ft	7.1’	7.1’	7.9’
Other Side Yard	20 ft			
Combined Side Yards	35 ft			
Rear Yard Set Back	30 ft	50.9’	39’	
Max. Livable Fl. Area (FAR)	35.22%	17.7%	34.6%	
Lot Frontage	100’	70’	70’	TECH
Lot Depth	100’	100’	100’	
Bldg. Coverage	20%	14%	20%	
Impervious Coverage (variable)	32.9	21.9%	31.4%	
Height of Bldg	28’	23.1’	28’	
Lot Area	10,000 sq.ft	7,000sq.ft	7,000 sq.ft	TECH

The applicant proposes to construct a new addition.

The previous owner (Caliber Homes Inc) was granted approval for an addition (Application # 1114) on June 28, 2007.

The resolution #1114 is included with the application.

The application #1114 was not implemented.

Lumaj Homes LLC , application #1337, proposes a similar addition.

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1338 Lumaj Homes LLC

37 Beechwood Rd

B104 L 17

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	26.9 ‘	25.8’	
Side Yard Abutting/Lot	15 ft	10.6’’	15.2’	
Other Side Yard	20 ft	24.3’	24.9’	
Combined Side Yards	35 ft	34.9’	40.1’	
Rear Yard Set Back	30 ft	17.6’	17.6’	12.4’
Max. Livable Fl. Area (FAR) (variable)	30%	18.4%	30%	
Lot Frontage	100’	91.05’	91.05	tech.
Lot Depth	100’	79’	79’	tech
Bldg. Coverage	20%	19.8%	20%	
Impervious Coverage (variable)	30 %	30%%	30%	
Height of Bldg	28’	20.9’	28’	
Lot Area	10,000 sq.ft	8,920 sq.ft	8,920sq.ft	tech

The applicant proposes to construct a new addition.

1339 Blueprint Builders

25 Merritt Ave

B28 L 7

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	26.2’	22.7’	2.3’
Side Yard Abutting/Lot	15 ft	8.0’	8’	7’
Other Side Yard	20 ft	13.4’	8.7’	11.3’
Combined Side Yards	35 ft	21.4’	16.7’	18.3’
Rear Yard Set Back	30 ft	48.8’	47.4’	
Max. Livable Fl. Area (FAR) (variable)	35.22%		34.0%	
Lot Frontage	100’	60.04’	60.04’	tech.
Lot Depth	100’	119.02’	119.02’	
Bldg. Coverage	20%	21.9%	22.8%	2.8%
Impervious Coverage (variable)	32.9%	33%	31%	
Height of Bldg	28’	15.4’	27.8’	
Lot Area	10,000 sq.ft	11,649 sq ft		

The applicant proposes to construct an add-a-level with a car port..

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Memorialization

1334 Melissa and Danny Panarotto 164 14th St. B14 L 127

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	29.33'	29.33'	
Side Yard Abutting/Lot	15 ft	19.7'	5.62'	9.38'
Other Side Yard	20 ft	9.67'	9.67'	10.33'
Combined Side Yards	35 ft	29.37'	15.29'	19.71'
Rear Yard Set Back	30 ft	58.67'	42.78'	
Max. Livable Fl. Area (FAR)	37.02%	16.08%	26.4%	
Lot Frontage	100'	60'		TECH
Lot Depth	100'	127'		
Bldg. Coverage	20%	16.22%	26.89%	6.89%
Impervious Coverage	33.9	32.44%	38.5%	4.6%
Height of Bldg	28'	22'	22'	
Lot Area	10,000 sq.ft	7,620sq.ft		TECH

The applicants were granted the above variances to construct a new addition.

1335 Ohad Ashkenazi 67 Cedar Street B 54.01 L 71-72

Description	Required	Existing	Proposed	Variance
Impervious Coverage	Variable 35%	41.5%	48.64%	13.64%
Driveway Encroachment	10' min.from Side Yard	10'	2.16'	7.84'

The applicant was granted the above variances to expand his driveway.

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1336 Norval Properties 285 Brookside Ave. B192 L 93

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	30.6' Brookside 32.8' Woodland	25.9' Brookside 32.8' Woodland	
Side Yard Abutting/Lot	15 ft	15'	21.5',	
Other Side Yard	20 ft			
Combined Side Yards	35 ft			
Rear Yard Set Back	30 ft	16.4'	15.2'	14.8
Max. Livable Fl. Area (FAR)	Variable 30%		34.8%	4.8%
Lot Frontage	100'	195.96	195.96	
Lot Depth	100'	71.6'	71.6'	tech
Bldg. Coverage	20%	20.4%	18.6%	
Impervious Coverage	Variable 30 %	27.5%	29.8%	
Height of Bldg	28'	21.6'	28.0'	
Lot Area	10,000 sq.ft	8,541 sq.ft	8,541sq.ft	tech
Retaining Wall	4'		4.65'	.65'
Lot Width		111.29	111.29	

**The applicant was granted the above variances with the provision that:
the slider and the patio will be behind the Family room, instead of behind the dinette .**