

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Agenda Oct. 25, 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

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 propose to construct a new addition.

Hayk Ekshian (Architect, Spence & Mark) will represent the applicants

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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 proposes to expand the driveway

1336 Norval Propeerties 283 Brookside Ave. B192 L 93

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	30.6' Brookside 32.8' Woodland	25.7' 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'			
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	

A representative for Norval Properties is before your board for approval. They propose to construct an addition

Note: One notice (289 Brookside Ave) to Property Owners within 200' needs to be supplied by applicant.

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Memorialization

1332	Lior and ILanit Noy	65 Engle St	B92	L 8 - 11
Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	23.6'	23.6'	1.4'
Side Yard Abutting/Lot	15 ft	10.2'	10.2'	4.8'
Other Side Yard	20 ft	23.8	16.9'	3.1'
Combined Side Yards	35 ft	34'	27.1'	7.9'
Rear Yard Set Back	30 ft	62.3'	48.9'	
Max. Livable Fl. Area (FAR)	30%	23.1%	27.58%	
Lot Frontage	100'	103'		
Lot Depth	100'	122'		
Bldg. Coverage	20%	16.6%	19.26%	
Impervious Coverage	30%	45.1%	42.2%	14.39%
Height of Bldg	28'	27.8'	27.8'	
Lot Area	10,000 sq.ft	12,843sq.ft		

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

The applicants will reduce the proposed width of the driveway to the width of the existing driveway.

The applicants will remove the left side walkway.

The applicants will move the generator to behind the garage.