

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Agenda Sept. 27, 2018**

Page 1 of 2

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

Applications

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%	44.38%	14.39%
Height of Bldg	28'	27.8'	27.8'	
Lot Area	10,000 sq.ft	12,843sq.ft		

The applicants propose to construct a new addition.

Raul Mederos (Architect, Imagen Architecture) will represent the applicants

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.

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Page 2 of 2

Memorializations

1330 Paul E. Carlson

39 Lexington Ave

B 117 L 6

Description	Required	Existing	Proposed	Variance
Distance from curb (front yard)	10 ‘	7’	7.5’	2.5’
Distance from curb (2 nd front yard)	10 ‘	6’	6’	4’
Distance from Corner	25’		6’ (Short Pl.) 7.5’ (Lexington Ave.)	19’ (Short Pl.) 17.5’ (Lexington Ave.)

The applicant was granted the above variances to reconstruct his existing fence in the front yards (corner lot)