

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 8 pm  
Minutes Jan. 24, 2018**

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Present: Ms. Batistic , Mr. Cleary, Ms. Furio, Mr. Kassis, Mr McCord, Ms. Schultz-Rummel, Ms. Westerfeld, Mr. Van Horne (Board Attorney), Ms. Bauer (recording secretary)

Absent: Mr. Corona

The meeting was called to order at 8:00 pm.

Ms.Furio announced that the meeting had been published as required by the Sunshine Laws of the State of New Jersey.

Minutes of the Nov. 29, 2018 meeting were approved. . (Ms. Batistic, Mr. McCord)

**Applications**

None

**Memorialization**

**1333 Vincent Carbonell 62 Jackson Drive B 301 L 14**

Description	Required	Existing	Proposed	Variance
Max. Fence Height	4 ‘		Sloping height, highest point 7’	3’
Max. Wall Height	4’		Varying height, highest point 6’	2’
Min. Roadway Setback	25’ from road		Not specified	Must comply

**The applicant was granted the above variances to construct a wall and gate**

**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 was granted the above variances to construct a new addition.**

**With the stipulation that there will be no windows on the east side of the 2<sup>nd</sup> floor**

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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’	
<b>Rear Yard Set Back</b>	<b>30 ft</b>	<b>17.6’</b>	<b>17.6’</b>	<b>12.4’</b>
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 was granted the above variances to construct a new addition.**

**1339 Blueprint Builders**

**25 Merritt Ave**

**B28 L 7**

Description	Required	Existing	Proposed	Variance
<b>Front Yard Set Back</b>	<b>25 ft</b>	<b>26.2’</b>	<b>22.7’</b>	<b>2.3’</b>
<b>Side Yard Abutting/Lot</b>	<b>15 ft</b>	<b>8.0’</b>	<b>8’</b>	<b>7’</b>
<b>Other Side Yard</b>	<b>20 ft</b>	<b>13.4’</b>	<b>8.7’</b>	<b>11.3’</b>
<b>Combined Side Yards</b>	<b>35 ft</b>	<b>21.4’</b>	<b>16.7’</b>	<b>18.3’</b>
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’	
<b>Bldg. Coverage</b>	<b>20%</b>	<b>21.9%</b>	<b>22.8%</b>	<b>2.8%</b>
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 was granted the above variances to construct an add-a-level with a car port.**

**The meeting was adjourned at 8:09 pm**

