

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Minutes May 23, 2019**

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

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 Apr. 25, 2018 meeting were approved. . (Mr. Kassis, Ms. Rummel)

Applications

1346 Kadri Mirzo	91 Hillside Ave.	B 76 L 55		
Description	Required	Exists	Proposed	Variance
Front Yard Set Back	25 ft		80.7'	
Side Yard Abutting/Lot	15 ft		11.07'	3.93'
Other Side Yard	20 ft			
Combined Side Yards	35 ft		37.32	
Rear Yard Set Back	30 ft		128.09'	
Max. Livable Fl. Area (FAR)	30%		48.96%	18.96%
Lot Frontage			100'	
Lot Depth	100'		293.5'	
Bldg. Coverage	20%		13.11 %	
Impervious Coverage	30%		70.41%	40.41%
Height of Bldg	28'		30.30'	2.30'
Lot Area	10,000 sq.ft		29,351.95sq.ft	
Min.Driveway side-yard	10'		2.76'	7.24'

The applicant proposes to construct a new single family home.

He requires approval for FAR and Height. He will apply for the other variances at the Planning Board.

On May 23, 2019, prior to the ZBOA meeting, Mark Madaio Esq. the attorney for the applicant, sent a FAX requesting that the application be carried to the June ZBOA meeting.

Ms. Furio announced that application1346 - 91 Hillside Ave- had been carried to the June 2019 ZBOA Meeting at the request of the applicant. We do not have to re-notice the public

MEMORIALIZATIONS

Please see next page

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Memorializations

1341 Vanessa Miletic 62 Delmar Ave. B 1603 L 7

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot	15 ft	7.71'	7.71'	7.29'
Other Side Yard	20 ft		12.37'	7.63'
Combined Side Yards	35 ft	20.24'	20.08'	14.92'
Rear Yard Set Back	30 ft			
Max. Livable Fl. Area (FAR)	36.66%			
Lot Frontage	100'	62.18'	62.18	ENC
Lot Depth	100'			
Bldg. Coverage	20%	21%	24.7%	4.7%
Impervious Coverage	30%			
Height of Bldg	28'			
Lot Area	10,000 sq.ft		6218 sq.ft	ENC
Driveway	10'		5'	5'

The applicant was granted the above variances to construct an addition, with the provision that the garage, on the plan, is pulled back an additional 4' from the curb. The foundation will remain on the same footprint that currently exists.

1342 Fuat Mamo 384 Lafayette St. B 104 L 17

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot	15 ft	12.8'	5.75'	9.25'
Other Side Yard	20 ft	12.8'	12.8'	7.2'
Combined Side Yards	35 ft	25.6'	18.55'	16.45'
Rear Yard Set Back	30 ft			
Max. Livable Fl. Area (FAR)	34.86%			
Lot Frontage	100'			
Lot Depth	100'			
Bldg. Coverage	20%	25.2%	23.5%	3.5%
Impervious Coverage	30%			
Height of Bldg	28'			
Lot Area	10,000 sq.ft			

The applicant was granted the above variances to construct an addition

Mr. Van Horne said there was a motion to deny and that motion failed. Therefore the application was approved.

The board discussed and agreed that the vote was to confirm the accuracy of the memorialization

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1343 John Finetto 159 Magnolia Ave. B 32 L 363-364

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	17.62” (Magnolia) 17.36’ (Eighth St)	17.5’(to landing) 20’ (to home) 17’	7.5’ 5’ 8’
Side Yard Abutting/Lot	15 ft	10.19’	7’	8’
Other Side Yard	20 ft		18’	7’
Combined Side Yards	35 ft		25’	10’
Rear Yard Set Back	30 ft	37.4’	24’	6’
Max. Livable Fl. Area (FAR)	39%	25%	49.6%	10.6%
Lot Frontage	100’			
Lot Depth	100’			
Bldg. Coverage	20%	18.1%	27.42%	7.42%
Impervious Coverage	35%	29.2%	36.4%	1.4%
Height of Bldg	28’			
Lot Area	10,000 sq.ft			

The applicant was denied an Far variance, required to construct a new single family house.

1344 Eric Wein 74Magnolia Ave. B 48 L 667

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	25’	24.8’	0.2’
Side Yard Abutting/Lot	15 ft			
Other Side Yard	20 ft			
Combined Side Yards	35 ft			
Rear Yard Set Back	30 ft	28.2’	28.2’	
Max. Livable Fl. Area (FAR)	variable			
Lot Frontage	100’			
Lot Depth	100’			
Bldg. Coverage	20%	20.78%	20.78%	
Impervious Coverage Variable	30%	33.5%	36.01%	6.01%
Height of Bldg	28’			
Lot Area	10,000 sq.ft			
Fence	4’ 50% open	4’ solid		Not 50% open

The applicant was granted the above variances to expand his driveway, add a paver walkway, and construct a non-conforming fence, with the provision that the fence at the front of the property would be conforming..

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1345 Salvatore Wanderlingh 329 Brookside Ave. B 106 L 17

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	29.9	2.5	
Side Yard Abutting/Lot	15 ft	24.1	12.6'	2.4'
Other Side Yard	20 ft	12.6	11.7'	8.3'
Combined Side Yards	35 ft	36.7	24.3'	10.7'
Rear Yard Set Back	30 ft	29'	29'	1'
Max. Livable Fl. Area (FAR)	Variable 39.32	17.3	20.3	
Lot Frontage	100'	75'		ENC
Lot Depth	100'			
Bldg. Coverage	20%	17.3%	23.3%	3.3%
Impervious Coverage	Variable 32.4	32.2	32.4	
Height of Bldg	28'	17.2	17.2	
Lot Area	10,000 sq.ft	7,500 sq.ft		ENC
Driveway	10'		5'	5'

The applicant was granted the above variances to construct an addition with the provision that he add a window to the side of the garage

A member of the public asked about application # 1346.

Ms. Furio explained that application 1346 - 91 Hillside Ave- had been carried to the June 27, 2019 ZBOA Meeting at the request of the applicant.

Meeting was adjourned at 8:09 pm