

**0Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Minutes Sept. 24, 2020**

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

The meeting was called to order at 7:33 pm.
Ms. Furio announced that the meeting had been published as required by the Sunshine
Laws of the State of New Jersey.

Mr. Kassis approved the Aug 27, 2020 minutes
Mr. Morgan seconded

Applications

1366 Yaniv Iluz	37 7th St.			B 60 L 6
Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	25.2'	25.2'	
Side Yard Abutting/Lot	15 ft	18.4'	18.4'	
Other Side Yard	20 ft			
Combined Side Yards	35 ft	38.2'	38.2'	
Rear Yard Set Back	30 ft	36.5'	36.5'	
Max. Livable Fl. Area (FAR)	30.0%			
Lot Frontage	100 ft	80 ft		
Lot Depth	100 ft	105.54 ft		
Bldg. Coverage %	20%	20.0%		
Impervious Coverage variable	31.9%	30.5%	40.4%	8.5%
Height of Bldg	28'			
Lot Area	10,000 sq.ft	8,482 sq.ft		
Min.Driveway side-yard	10'			

Mr. Iluz is before the ZBOA, he proposes to install an in ground pool.

Neither the applicant nor his representative was in attendance at this ZBOA meeting.
The application was carried to the October ZBOA meeting.

A neighbor of the applicant was present and was informed that the application was
adjourned to the October Zoning meeting.

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Mr. Kassis made the motion to have Mr. Jack Van Horne present the memorialization via ZOOM.

Memorialization

1365 Kijae Chung	26 Willis Ave		B 148 L 31	
Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	31.6' ft		
Side Yard Abutting/Lot	15 ft	10.3'		
Other Side Yard	20 ft	9.6'		
Combined Side Yards	35 ft	19.9'		
Rear Yard Set Back	30 ft	45'		
Max. Livable Fl. Area (FAR)	33.6%			
Lot Frontage	100 ft	75 ft		
Lot Depth	100 ft	100 ft		
Bldg. Coverage %	20%			
Impervious Coverage variable	32.4%	28.13%	33.64%	1.24%
Height of Bldg	28'			
Lot Area	10,000 sq.ft			
Min.Driveway side-yard	10'		1.5'	8.5'

Mr. Kijae Chung was granted the above variances to expand their non-conforming driveway

Ms. Furio asked Jack, do you want to just move this (*application 1366*) to the next one (*ZBOA Oct. meeting*) or dismiss it and have them re-notice ?

Mr. Kassis said Jack, based on the number of applications we've been having lately, do you want just to adjourn it for the next meeting.

Mr. Van Horne said yes, so nobody is there ?

Ms. Furio said nobody is there.

Mr. Kassis checked in the reception hall to make sure that no one was there.

No one was there.

Mr. Van Horne asked is anyone present in the courtroom ?

Ms. Furio said nobody.

Mr. Van Horne said at 7:45 pm just announce that it's going to be carried, and we can just close the meeting.

Ms. Furio said right.

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Mr. Kassis said the applicant is not here, this is someone who was noticed for the application, within 200'. A neighbor but no applicant.

Ms. Westerfeld asked was the notification for 7:30 pm or 8 PM ?

Mr. Kassis (*quoted the neighbor*) it was for 7:30pm.

Ms. Furio said the applicant is not here and it's been the requisite 15 minutes from the start of the meeting waiting for the applicant to show up. One neighbor is present, and we will adjourn the application until the next meeting. Not necessary to re-notice.

Discussion with Mr. Van Horne who could not hear Ms Cheryl anymore (on ZOOM)

Ms. Furio repeated the prior announcement.

Mr. Van Horne agreed, the applicant will not have to re-notice.

Ms. Furio asked the neighbor if she had any questions.

The neighbor said she had none.

Ms. Furio said the next meeting is Oct. 22 at 7:30 pm.

Mr. Morgen made a motion to adjourn.

Ms. Schultz-Rummel seconded.

Meeting adjourned at 7:47 pm