

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Agenda June. 26, 2020**

Page 1 of 4

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

Applications

1361 William & Lisa Ulman 135 14th Street B 128 L 230-231

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	39.44'		
Side Yard Abutting/Lot	15 ft	0.19	7'	8'
Other Side Yard	20 ft	10.63'	10.53'	9.47
Combined Side Yards	35 ft	10.82'	17.53'	17.47'
Rear Yard Set Back	30 ft	78.5'		
Max. Livable Fl. Area (FAR)	37.02%	22.5%	43.2%	6.18%
Lot Frontage	100'	60'		
Lot Depth	100'			
Bldg. Coverage %	20%	19.6%	25.3%	5.3%
Impervious Coverage variable	33.9%	33.7%	38.2%	4.3%
Height of Bldg	28'	27.2'	27.2'	
Lot Area	10,000 sq.ft	6000 sq.ft		
Min.Driveway side-yard	10'			

Mr. Savino is before the ZBOA , representing the owners, William & Lisa Ulman, who propose to construct a 2-story addition with a deck.

The application is carried from the Feb. 27 ZBOA meeting.

The table above will change, because the applicant has revised his plans, and will deliver a new version this week.

Continued next page

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Agenda June. 25, 2020**

Page 2 of 4

1362 Jeffrey & Lenore Gould (IXAM Rlty) 73 Jackson Dr B 303 L 5

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	50 ft	55.44 ft		
Side Yard Abutting/Lot	30 ft	31'	10'	20'
Other Side Yard	30 ft	42'	42'	
Combined Side Yards	60ft	73'	52'	8'
Rear Yard Set Back	75 ft	77.85'	54.9'	20.1'
Max. Livable Fl. Area (FAR)	20%	11.01%	16.53%	
Lot Frontage	150'	249.1 ft	249.1 ft	
Lot Depth	200'	251.28 ft	251.28 ft	
Bldg. Coverage %	12.5%	9.07%	11.58%	
Impervious Coverage variable	35%	21.78%	24.03%	
Height of Bldg	33'	29 ft	33 ft	
Lot Area	40,000 sq.ft	43,393.9 sq.ft	43,393.9 sq.ft	
Min.Driveway side-yard				

Mr. & Mrs. Gould are before the ZBOA, they propose to construct an addition.

1363 Carol Florio 304 Brookside Ave B 193 L 3

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	31.34 ft	31.34 ft	
Side Yard Abutting/Lot	15 ft	14.92 ft	14.02 ft	5.98 ft
Other Side Yard	20 ft			
Combined Side Yards	35 ft	41.6 ft	29.27 ft	5.73 ft
Rear Yard Set Back	30 ft	50.1 ft	46.89 ft	
Max. Livable Fl. Area (FAR)	33.6%	10.57%	12.82%	
Lot Frontage	100 ft	79 ft	79 ft	ENC
Lot Depth	100 ft	100 ft	100 ft	
Bldg. Coverage %	20%	11.38%	13.63%	
Impervious Coverage variable	32%	25.19%	27.12%	
Height of Bldg	28'	21.29 ft	21.29 ft	
Lot Area	10,000 sq.ft	8901 sq.ft		ENC
Min.Driveway side-yard				

Mr. Hubschman is before the ZBOA, representing the owner, Ms. Florio, who proposes to construct a one story addition

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Agenda June 25, 2020**

Page 3 of 4

Memorialization

1358 Omar Espinosa 418 Knickerbocker. B 101 L 19

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	27.7'	27.7'	
Side Yard Abutting/Lot	15 ft	8.0'	8'	7'
Other Side Yard	20 ft	9.6'	9.6'	10.4'
Combined Side Yards	35 ft	17.6'	17.6'	17.4'
Rear Yard Set Back	30 ft	45.25'	43.58'	
Max. Livable Fl. Area (FAR)	37.02% 2298 sq.ft	16.60% 1031 sq.ft	30.06% 1867 sq.ft	
Lot Frontage	100'	60'	60'	ENC
Lot Depth	100'	103.45'	103.45'	
Bldg. Coverage	20% 1241 sq.ft	16.6% 1031 sq.ft	17.46% 1084 sq.ft	
Impervious Coverage	33.9%	29.94% 1859 sq.ft	26.62% 1653 sq.ft	
Height of Bldg	28'	19.20'	27.60'	
Lot Area	10,000 sq.ft	6208 sq.ft		
Min.Driveway side-yard	10'			

The applicant was granted the above variances for a second story addition.

1359 Caitlin Stratton 39 Pershing Place B 134 L 370

Description	Required	Existing	Proposed	Variance
Driveway setback	10 ft		4.6 ft	5.4 ft

The applicant was granted the above variance to expand her driveway.

Continued Next Page

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Agenda June 25, 2020**

Page 4 of 4

Memorialization (cont.)

1360 Walter Hong	138 Brookside Ave.	B 119 L 58		
Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	27.42'	26'	
Side Yard Abutting/Lot	15 ft	7.81'	7.81'	7.19'
Other Side Yard	20 ft	9.78'	9.78'	10.22'
Combined Side Yards	35 ft	17.59'	17.59'	17.41'
Rear Yard Set Back	30 ft	44.19'	30'	
Max. Livable Fl. Area (FAR) variable	37.02% 2221 Sq.Ft	24.3% 1458 sq.ft	41.56% 2494 sq.ft	4.54%
Lot Frontage	100'	60'	60'	
Lot Depth	100'	100'	100'	
Bldg. Coverage %	20% 1200 sq.ft	17.38% 1043 sq.ft	23.21 % 1393 sq.ft	3.21%
Impervious Coverage variable	33.9%	31.67% 1900 sq.ft	32.11% 1926b sq.ft	
Height of Bldg	28'	21'	28'	
Lot Area	10,000 sq.ft	6000 sq.ft		
Min.Driveway side-yard	10'			

The applicant was granted the above variances to construct an addition