

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 7:30 pm  
Minutes Feb.25, 2021**

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**Present in Person:**, Mr. Kassis, Ms. Schultz-Rummel, Ms. Bauer (recording secretary)

**Present by ZOOM:** Ms. Westerfeld, Mr. Cleary, Mr. McCord (joined at 7:50 pm), Mr. Jack Van Horne (Board Attorney),

**Absent:** Mr. Corona

**Mr. Kassis** hosted / directed the ZOOM.

**Mr. Kassis** chaired the meeting on ZOOM..

The meeting was called to order at 7:36 pm. to accommodate adjustments required by ZOOM

**Mr. Kassis** announced that the meeting had been published as required by the Sunshine Laws of the State of New Jersey.

The December minutes were approved by Ms Rummel and seconded by Mr. Cleary.

*NOTE: Because of the feed-back echo from ZOOM, the recording was difficult to understand.  
Italics are used to indicate that an interpretation was used instead of the exact words.*

**Applications**

**1374 Christine Yang**

**182 4<sup>th</sup> Street**

**B 38 L 100.1**

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	22'	22'	
<b>Side Yard Abutting/Lot</b>	<b>15 ft</b>	<b>12.25'</b>	<b>12.25'</b>	<b>ENC</b>
<b>Other Side Yard</b>	<b>15 ft</b>	<b>12.25'</b>	<b>12.25'</b>	<b>ENC</b>
<b>Combined Side Yards</b>	<b>35 ft</b>	<b>24.50'</b>	<b>24.50'</b>	<b>ENC</b>
Rear Yard Set Back	30'	30'	30'	
Max. Livable Fl. Area (FAR)	35.94%			
Lot Frontage	100 ft	62.5'		<b>ENC</b>
Lot Depth	100 ft	100'		
Bldg. Coverage %	20%			
<b>Impervious Coverage variable</b>	<b>33.7%</b>		<b>36.9%</b>	<b>3.2%</b>
Height of Bldg	28'			
Lot Area	10,000 sq.ft	6,250 sq.ft		<b>ENC</b>
Min.Driveway side-yard	10'			

**Christine Yang is before your Board for approval.**

**She would like to construct a Paver Patio**

**She is seeking the above listed variance and any others deemed necessary.**

**Ms. Christine Yang** was sworn in

**Ms. Yang** testified that they want to construct a 200 sq.ft ( 10' by 20') patio in the back-yard.

The patio would be made of pavers, which would result in an Impervious Coverage of 36.9% with a variance of 3.2%.

**Ms. Westerfeld (on Zoom)** asked if the variance was 3.2% or 2.2%.

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**1374 Christine Yang (cont.)                      182 4<sup>th</sup> Street                      B 38    L 100.1**

Ms. Yang said 3.2%

**Mr. Kassis** asked if there were any other questions from the Board members.

**Mr. Kassis** asked if there was anyone in the audience concerning this application.

**Mr. Kassis** asked for a motion to approve or deny the application as presented.

**Mr. Cleary** made the motion to approve the application.

**Ms. Rummel** seconded.

**The application was granted**

**1373 Claudia Maduro-Coronado                      80 Merritt Ave                      B 28.01    L 1**

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	27.41''	27.41'	
<b>Side Yard Abutting/Lot</b>	<b>15 ft</b>	<b>9.51'</b>	<b>9.51'</b>	<b>5.49'</b>
<b>Other Side Yard</b>	<b>15 ft</b>	<b>10.21'</b>	<b>10.21'</b>	<b>4.79'</b>
<b>Combined Side Yards</b>	<b>35 ft</b>	<b>19.72'</b>	<b>19.72'</b>	<b>15.28'</b>
Rear Yard Set Back	30'	45.81'	45.81	
Max. Livable Fl. Area (FAR)	34.32%	14.6%	24.2%	
Lot Frontage	100 ft	75'	75'	<b>ENC</b>
Lot Depth	100 ft	101.13' & 101.27'		
Bldg. Coverage %	20%	18.9%	18.9%	
Impervious Coverage variable	32.4%	27.6%	28.9%	
Height of Bldg	28'	19'	28'	
Lot Area	10,000 sq.ft	7,590 sq.ft	7,590 sq.ft	<b>ENC</b>
<b>Min.Driveway Side-Yard.</b>	<b>10'</b>	<b>9.51'</b>	<b>2.5'</b>	

**Claudia Maduro-Coronado is before your Board for approval.**

**She would like to construct a partial 2<sup>nd</sup> story addition.**

**She is seeking the above listed variance and any others deemed necessary.**

**Note: Widening the existing driveway is indicated on the Site Plan as shown on A-1 of the Plans submitted to the Zoning Board . Permission to widen the Driveway requires a separate application.**

**Mr. Van Horne** said that only 4 Board members were present at the meeting. Therefore it will require at least 3 members to approve the application.

**Mr. Joshua Cuevas** was sworn in.

**Mr. Cuevas** testified that the addition was for the 2<sup>nd</sup> floor only. It will be built over the garage. The addition consists of 2 bedrooms and a bathroom, so the bungalow will become a 4 bedroom with 2 baths. It is moving one bedroom from the first floor to the 2<sup>nd</sup> floor and then adding an additional bedroom which would create a house from a 3 bedroom, one bath to a 4 bedroom 2 baths.

**Mr. Cuevas and Mr. Cesar F. Padilla** referred to the 2<sup>nd</sup> page of the plans which shows the Front Elevation,

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**1373 Claudia Maduro-Coronado (cont)                      80 Merritt Ave                      B 28.01 L 1**

*The Rear Elevation, Left Side Elevation, Basement Floor Plan, Typical Wall Section , and Sanitary & Venting Plumbing Isometric.*

**Mr. Cuevas** said that the special request is a minimum Side-Yard variance. Is that correct ?

**Mr. Padilla** said correct

**Mr. Cuevas** said where 15' is required we only have 9.51'

**Mr. Padilla** said yes.

**Mr. Cuevas** said *there is no expansion of the existing foot-print, is that right ?*

**Mr. Padilla** said right.

**Mr. Cuevas** said *you are just going up ?*

**Mr. Padilla** said just going up.

**Mr. Cuevas** said I have nothing further. Thank-you.

**Mr. Kassis** announced that Mr. McCord had joined the meeting.

**Mr. Kassis** asked *if there were any board members with questions or comments regarding this application ?*  
There were none.

**Mr. Kassis** asked *if there was anyone in the audience with questions or comments regarding this application ?*

**Mr. Lee Wallin** indicated that that he wanted to speak.

**Mr. Wallin** said his address was 2 Washington Ave in Austin, however we own that property on 74 Merritt Ave., my wife and I.

**Mr. Van Horne** asked Mr. Wallin to spell his name and the name of the town of his address.

**Mr. Lee Wallin** was sworn in.

**Mr. Van Horne** asked did you intend to make a statement or ask a question ?

**Mr. Wallin** said he wanted to ask a question. We have no objection to the expansion, it is staying within the foot-print. But looking at the drawings, it looks like they intend to move the driveway closer to my property line. We object to that for a couple of different reasons.

**Mr. Van Horne** said that application is not before the board tonight.

**Mr. Wallin** asked would that be a separate application ?

**Mr. Van Horne** said yes, according to the agenda, the widening of the existing driveway requires a separate application.

**Mr. Wallin** asked would that have to come before the board ? Would we be notified if that was going to be widened ?

**Mr. Van Horne** said yes.

**Mr. Wallin** said at this point the driveway stays the same size.

**Mr. Van Horne** said at this point, yes. There's not going to be any approval to extend the driveway, at this point.

**Mr. Wallin** said OK. We have no objection to the upward structure. We just had objection to widening the driveway .

**Mr. Van Horne** said gotcha.

**Mr. Kassis** explained *that expansion of the driveway was not part of this application. An application for widening the driveway would be heard at a subsequent meeting.*

**Mr. Kassis** asked *for a motion to grant or deny the application without the driveway expansion.*

**Ms. Rummel** made the motion.

**Mr. Cleary** seconded.

**The application was granted**

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**Memorialization**

**1371 Alexander Krayniy**

**251 Brookside Ave**

**B 4 L 14**

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	26.4''	No change	
Side Yard Abutting/Lot	15 ft	24.2'	No change	
Other Side Yard				
Combined Side Yards	35 ft	71'	No change	
Rear Yard Set Back (accessary Bldg)	5'	24.1' (deck)	3.9'	1.1'
Max. Livable Fl. Area (FAR)	30%	12%	No change	
Lot Frontage	100 ft	131.5'	No change	
Lot Depth	100 ft	94.5'		ENC
Bldg. Coverage %	20%	16.5%	No change	
Impervious Coverage variable	30%	22.4%	No change	
Height of Bldg	28'	20'	No change	
Lot Area	10,000 sq.ft	12,632.4 sq.ft		
Min.Driveway side-yard	10'			

**The application was granted for a pergola that was built without permits nor Zoning approval.**

**1372 Adam Burlison**

**46 Crest Drive South**

**B 92.04 L 12**

Description	Required	Existing	Proposed		Variance
Front Yard Set Back	25 ft	30.5	24.1'		0.9'
Side Yard Abutting/Lot	15 ft	9.5	11.4'		3.6'
Other Side Yard	20'		18.8'		1.2'
Combined Side Yards	35' ft		30.2'		5'
Rear Yard Set Back	30 ft	43.6'	43.6'		
Max. Livable Fl. Area (FAR)	39%	26%	37%		
Lot Frontage	100 ft	60''			ENC
Lot Depth	100 ft	115'	115'		
Bldg. Coverage %	20%	16%	18%		
Impervious Coverage variable	34.9%	25%	30%		
Height of Bldg	28'	22'	27.5'		
Lot Area	10,000 sq.ft	6900 sq.ft			ENC
Min.Driveway side-yard	10'				

**The application for a 2<sup>nd</sup> story addition was granted with the provision that the front porch can never be enclosed.**

**Meeting Adjourned at 8:04 pm**



