

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Minutes Dec. 2, 2021**

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Present in Person:, Mr. Kassis, Mr. Cleary, Mr. McCord, Ms. Schultz-Rummel, Ms. Westerfeld, Mr. Dean Stamos (Acting Attorney), Ms. Bauer (recording secretary)

Absent : Ms. Batistic, Mr. Corona

Mr. Kassis called the meeting to order at 7:30 pm

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

The Oct. minutes were approved by Mr. McCord and seconded by Ms. Westerfeld

Applications

1386 Rotem & Yael Lavon 70 Heather Hill Rd B 1.05 L 12

Description	Required	Existing	Proposed	Variance
Front Yard Set Back (Heatherhill)	25'	29.6'	27.6'	
Front Yard Set Back (Carleton)	25'	25.5'	25.5'	
Side Yard Abutting/Lot	15'	10.2'	10.2'	4.8'
Other Side Yard	20'	na	25.5'	
Combined Side Yards	35'	na	35.7'	
Min. Rear Yard	30'	32.26'	30.18'	
FAR	34.32% (2544SF)	14.08% (1044 SF)	39.22% (2908 SF)	4.9%
Height of Building	2 ½ STY 28'	1 STY	2 ½ STY 30.5'	2.5'
Lot Frontage	100'	155'	155'	
Lot Depth	100'	100'	100'	
Bldg. Coverage %	20% (1482 SF)	25.62% (1900 SF)	19.77% (1466 SF)	
Impervious Coverage variable	32.4% (2402 SF)	41.99% (3113 SF)	31.18% (2908 SF)	
Lot Area	10,000 sq.ft	7,414 Sq.ft		enc

The applicant proposes to add 1 ½ stories and renovate, an existing single-family house

Mr. Marianthe ESQ, representing the applicant, requested that because an FAR variance is required, and only 5 voting board members are present, the application hearing be adjourned.

Mr. Stamos said that the hearing was adjourned until the next Zoning Board meeting on Jan. 27, 2022. No further action by the applicant is required

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Memorialization

1385 Ori & Ziv Dermer 105 Heather Hill Rd B 1.03 L 34

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	n/a	25.2'	
Side Yard Abutting/Lot	15'	n/a Left side	15.3 Left side	
Other Side Yard	20'	n/a Right side	16.7 Right side	3.3'
Combined Side Yards	35'	n/a	32'	3
Min. Rear Yard	30'	n/a	30.1'	
FAR	34.32%	n/a	36.1%	1.78%
Height of Building	28'	22'	27.5'	
Lot Frontage	100'	75'	75'	enc
Lot Depth	100'	100'	100'	
Bldg. Coverage %	20%	n/a	24.1%	4.1%
Impervious Coverage variable	32.4%	n/a	39.1%	6.7%
Lot Area	10,000 sq.ft	7,500 Sq.ft		enc

The applicant was granted the above variances for a new single-family house, with the following stipulations :

The applicant will plant vegetative screens on both sides of the property.

The applicant will include a window in the garage.

The applicant will install sound baffling equipment on the generators.

The applicant will apply to the Planning Board for approval.

Other Business

Mr. Kassis announced that Ms. Schultz-Rummel has resigned from the ZBOA in order to serve on the Cresskill Mayor and Council.

Ms. Schultz-Rummel motioned to adjourn.

Ms. Westerfeld seconded.

Meeting adjourned at 8:pm