

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Agenda Apr. 25, 2019**

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1. Call to order
2. Roll Call
3. Approval of minutes.
4. Applications
5. Memorialization
- 6.

Applications

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 proposes an addition

The application was carried from the March ZBOA meeting

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 proposes to construct an addition.

The application was carried from the March ZBOA meeting

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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 wants to construct a new single family home.

He is seeking approval for the above FAR variance

He will apply for the other variances to the Planning Board

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 wants to expand his driveway, add a paver walkway,
and construct a non-conforming fence

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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 proposes an addition

MEMORIALIZATIONS

1340 Ori Birnhack 117 Heatherhill Rd. B 1.03 L 32

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot	15 ft	9.32'	9.32'	5.68'
Other Side Yard	20 ft	10.52'	10'.52	9.48'
Combined Side Yards	35 ft	19.84'	19.84'	15.68'
Rear Yard Set Back	30 ft			
Max. Livable Fl. Area (FAR)	34.86%			
Lot Frontage	100'			
Lot Depth	100'	96.93'		ENC
Bldg. Coverage	20%			
Impervious Coverage	30%			
Height of Bldg	28'			
Lot Area	10,000 sq.ft	7,544 sq.ft		ENC

**The applicant was granted the above variances to construct an addition to the 2nd floor,
With windows added above the garage on the 2nd floor.
The Side Yards remain as existing.**