

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 7:30 pm  
Minutes Aug. 27, 2020**

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

Present by phone: Ms. Westerfeld

Absent: Ms. Furio, Ms. Batistic, Mr. Corona

**Mr. Kassis** chaired the meeting

The meeting was called to order at 7:44 pm.

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

**Mr. McCord** approved the July 23, 2020 minutes

**Ms. Schultz-Rummel** seconded

**Applications**

**1365 Kijae Chung & Yuon Jin Jun                      26 Willis Ave.                      B 148 L 31**

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

**Mr. Kijae Chung & Mrs. Yuon Jin Jun** are before the ZBOA, they propose an expansion to their driveway.

**Mr. Kijae Chung & Mrs. Yuon Jin Jun** were sworn in.

**Mr. Chung** thanked the board for their time.

**Mr. Chung** testified that his family lives on a small property on Willis and Knickerbocker. We have 2 small children. They bought the house, their first house, about 7 years ago. We saved some money and the kids grow. We started to think about improving the house. Nicer back-yard for the children to play. We live 3 – 4 houses away from Knickerbocker St., which is a busy street. We try to make sure that the kids don't go to the front yard

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**1365 Kijae Chung & Yuon Jin Jun (cont.)                      26 Willis Ave.                      B 148 L 31**

too much....and one of the things that our kids grew to have an interest in is sports. I also couch .... including baseball, soccer, basketball. I won a championship a couple of years ago on the ‘Travel’ league and I’m very proud of that. So the kids were very interested in playing basketball, and we wanted to expand our driveway, so the kids could have a decent....to shoot basketball and have a basketball hoop. So we hired this contractor, who used to live in town, C-N-T Construction. He had done our back-yard patio a year before. We had all the permits and we had the construction done, and everything came out great. He told us that he lived in the town and he knew everything. We haven’t really been familiar with the process, so we trusted him. He .....we let him proceed with the construction. He ripped off all the driveway, and expanded the driveway as we wanted. Not to the property line to our neighbors, but inside into the property by another 10’. As he was doing it, one day I was at work, my wife called me crying that he dug out the gas pipe. The gas pipe was exposed. We called the police on 911. Ambulance, fire truck, everybody came, and blocked the entire road. I came home and asked him what happened. He covered it by then. He didn’t even do a due diligence by calling PSE&G to give him the markings for the digging. He told me that everything was fine, that everything was under control, that he was going to get it done correctly. At that point I asked him if there was a permit that he was going share. He said that he left it in the office. He was going to send it back to me. His secretary has it. So I thought it was okay. We proceeded. So we continued trusting that he would do the right thing. As we went on, I asked him for the permit again, by then he already scrapped all the driveway expanded to the other side of the property line towards our neighbor, and then he has already set the walls and things like that. Everything was pretty much done at that point, and he told me again that he was going to send it to me- that his secretary would send it. I asked him to take a picture of it and send it to me, if he could. He said he was . At that point I couldn’t trust him any more, so I came down to check if there was a permit put in place, and I found out that there was no permit. I called him. I told him to stop everything. Doing what he was doing. That I was terminating the contract. He told me that there was extra cost, that I had not been paying and things like that. That’s where we were left. There’s no plan for this as things are already done. Its already expanded. Its about 1.7 variance from the side-yard, set-back variance, and also for the Impervious Coverage its 1.24 % over. If I would have known, I would have done it the right way, but unfortunately this was the case. I would ask you guys to give the permission to continue working so that we could finish it. We’ve planned on this for about a year and a half now. With the pandemic its gotten harder. Also.....we want to finish this project as soon as possible.

**Mr. Kassis** said in the front of the house on the left hand side is a driveway that is limited where the driveway can go because of the placement of the existing garage.

**Mr. Chung** explained that there was a garage and a driveway before. We went this way. Then we dug out the gas pipe, so we went this way. Now there is an extra driveway, or another 10’ on the left from the original driveway.

**Mr. Kassis** asked Right now everything is completed ?

**Mr. Chung** said Its not completed, it’s dug out. We have to pave, put the black-top on.

**Mr. Kassis** said OK. The retaining wall and no pavement or pavers .

**Mr. Chung** said Right.

**Mr. Kassis** asked What will the final driveway look like ? Asphalt ?

**Mr. Chung** said Asphalt.

**Mr. Kassis** asked Are there any questions for this witness by any of the Board ?

**Ms. Schultz-Rummel** asked Was there anything done besides expanding the driveway 10’ to the left – changes to the walkways – you didn’t change anything like that ?

**Mr. Chung** said There was a walkway. The old walkway. We ripped that off too, and then the front steps were collapsing. On the sided there was all damaged and there was collapsing. We redid what was existing.

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**Mrs. Chung** said The front steps stayed the same size and the same amount of steps. And the walkway was redone to fit the new driveway. At the we had gotten permission to .....because there was just dirt – they had started to excavate and so we a new contractor try to help us.....

**Mrs. Chung** wept.

**Mr. Chung** said So the walkway has gotten shorter, it used to be longer – but we made it curvier so that it’s shorter.

**Mr. Van Horne** asked was the old walkway concrete ?

**Mr. Chung** said it was cement.

**Ms. Schultz-Rummel** asked so would you say the walkway is roughly the same size ? Just shorter and maybe wider ?

**Mrs. Chung and Mr. Chung** said shorter and wider.

**Mr. Kassis** asked are there any other questions for this witness ?

**Mr. Kassis** asked Mr. Chung is there anything you would like to add to the testimony ?

**Mr. Chung** said its been very stressful. We’ve had other issues with the house too. So financially – its been a very stressful year for both of us. With the kids managing time for all the programs and sports –

**Mr. Kassis** said we just would like the testimony relative to the application. We fully appreciate your situation.

**Mr. Kassis** asked is there anyone here for or against the application. Record to show no one is here.

Are there any other questions at this time ?

**Mr. Kassis** said I would like to request a motion from a member of the Board.

**Mr. McCord** said I make a motion to approve.

**Mr. Cleary** seconded

**Mr. Kassis** said the motion is carried.

*The vote was taken*

**The application was granted.**

**Please see next page**

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**Memorialization**

**1363 Carol Florio                      304 Brookside Ave                      B 193 L 3**

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

**The applicant was granted the above variances to construct a one story addition**

**1364 Mark Kim                      116 Magnolia Ave                      B 46 L 753.01**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Driveway setback	10 ft		0	10 ft

**The applicant was granted the above variances to remove part of the existing driveway and add a parking driveway.**

**Meeting adjourned at 8:01 pm**

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