

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

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 4th Street

B 38 L 100.1

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

