



**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 8 pm  
Agenda Oct. 25, 2018**

**1335 Ohad Ashkenazi 67 Cedar Street B 54.01 L 71-72**

Description	Required	Existing	Proposed	Variance
Impervious Coverage	Variable 35%	41.5%	48.64%	13.64%
Driveway Encroachment	10' min.from Side Yard	10'	2.16'	7.84'

**The applicant proposes to expand the driveway**

**1336 Norval Propeerties 283 Brookside Ave. B192 L 93**

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	30.6' Brookside 32.8' Woodland	25.7' Brookside 32.8' Woodland	
Side Yard Abutting/Lot	15 ft	15'	21.5'	
Other Side Yard	20 ft			
Combined Side Yards	35 ft			
<b>Rear Yard Set Back</b>	<b>30 ft</b>	<b>16.4'</b>	<b>15.2'</b>	<b>14.8</b>
<b>Max. Livable Fl. Area (FAR)</b>	<b>Variable 30%</b>		<b>34.8%</b>	<b>4.8%</b>
Lot Frontage	100'	195.96	195.96	
Lot Depth	100'	71.6'	71.6'	tech
Bldg. Coverage	20%	20.4%	18.6%	
Impervious Coverage	Variable 30 %	27.5%	29.8%	
Height of Bldg	28'			
Lot Area	10,000 sq.ft	8,541 sq.ft	8,541sq.ft	tech
<b>Retaining Wall</b>	<b>4'</b>		<b>4.65'</b>	<b>.65'</b>
Lot Width		111.29	111.29	

**A representative for Norval Properties is before your board for approval. They propose to construct an addition**

**Note: One notice (289 Brookside Ave) to Property Owners within 200' needs to be supplied by applicant.**

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**Memorialization**

**1332 Lior and ILanit Noy 65 Engle St B92 L 8 - 11**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
<b>Front Yard Set Back</b>	<b>25 ft</b>	<b>23.6'</b>	<b>23.6'</b>	<b>1.4'</b>
<b>Side Yard Abutting/Lot</b>	<b>15 ft</b>	<b>10.2'</b>	<b>10.2'</b>	<b>4.8'</b>
<b>Other Side Yard</b>	<b>20 ft</b>	<b>23.8</b>	<b>16.9'</b>	<b>3.1'</b>
<b>Combined Side Yards</b>	<b>35 ft</b>	<b>34'</b>	<b>27.1'</b>	<b>7.9'</b>
Rear Yard Set Back	30 ft	62.3'	48.9'	
Max. Livable Fl. Area (FAR)	30%	23.1%	27.58%	
Lot Frontage	100'	103'		
Lot Depth	100'	122'		
Bldg. Coverage	20%	16.6%	19.26%	
<b>Impervious Coverage</b>	<b>30%</b>	<b>45.1%</b>	<b>42.2%</b>	<b>14.39%</b>
Height of Bldg	28'	27.8'	27.8'	
Lot Area	10,000 sq.ft	12,843sq.ft		

**The applicants was granted the above variances to construct a new addition.**

**The applicants will reduce the proposed width of the driveway to the width of the existing driveway.**

**The applicants will remove the left side walkway.**

**The applicants will move the generator to behind the garage.**