

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting  
Minutes May 24, 2018**

Present:, Ms. Batistic, Mr. Cleary, Mr. Kassis, Mr McCord, Mr. Merzel,  
Ms. Schultz-Rummel, Ms. Westerfeld, Ms. Furio, Mr. Van Horne (acting Board Attorney),  
Ms. Bauer (recording secretary),

Absent: Mr. Corona

The meeting was called to order at 8:01 pm.

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

Minutes of the Apr. 26, 2018 meeting were approved. (Ms. Schultz-Rummel, Ms. Westerfeld)

**Memorialization**

**The applicant was denied the following variances to construct a circular driveway**

**1327 Robert & Milanka Lippman 65 Hillside Ave B 76 L 59**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	50 ft	57.4'		
Side Yard Abutting/Lot	15 ft	7.4'		
Other Side Yard	20 ft	12'		
Combined Side Yards	35 ft	19.4		
<b>Side Yard Set Back For accessory building</b>	<b>5 ft</b>	<b>1.6'</b>		
Max. Area of accessory building	600 sq.ft	487 sq.ft		
Lot Frontage	100 ft	50'		
Lot Depth	100 ft	294.18'		
Bldg Coverage %	20%	15.58%		
<b>Impervious lot Coverage</b>	<b>35%</b>	<b>54.88%</b>	<b>64.5%</b>	<b>29.5%</b>
Height of accessory bldg	15 ft	13'		
Lot Area.	10,000 sq.ft	14,709 sq.ft		
<b>Driveway from Prop. line.</b>	<b>10'</b>	<b>0'</b>	<b>0'</b>	<b>10'</b>
<b>Driveway Location</b>	<b>50' between Curb Cuts</b>		<b>30'</b>	<b>20'</b>
<b>Driveway Encroachment</b>	<b>10' from side yard</b>		<b>0'</b>	<b>10'</b>

**Continued Next Page**

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting  
Minutes May 24, 2018**

**Memorialization**

The applicant was granted the following variances to construct an addition, with the stipulation that the A/C units be installed on the north side of the house.

**1328 Ramapo Developers LLC                      75 Delmar Ave                      B 158 L 60**

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	30.5'	20.30'	4.7'
Side Yard Abutting/Lot	15 ft	8.00'	10.92'	4.08'
Other Side Yard	20 ft	20.3'	20.3	
Combined Side Yards	35 ft	28.3'	31.22'	3.78'
Rear Yard Set Back	30 ft	30'	24'	6'
Max.Livable Fl. Area FAR	35.22	31.48	36.58%	1.36%
Lot Frontage	100 ft	75.71'		Tech
Lot Depth	100 ft	100'		
Bldg Coverage %	20%	18.17	22.96%	2.96%
Impervious lot Coverage	Variable 32.9%	40.05%	31.2%	
Height	28 ft	21.05' ft	27.45 ft	
Lot Area.	10,000 sq.ft	6978.54 sq.ft		Tech

Meeting was adjourned at 8:07pm