

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Agenda Dec. 5, 2019**

1. Roll Call
2. Approval of minutes.
3. Applications
4. Memorialization

Applications

1355 292 Concord Associates LLC 292 Concord St. B 14 L 54

Description	Required	Exists	Proposed	Variance
Front Yard Set Back	25 ft	29.1	29.1'	
Side Yard Abutting/Lot	15 ft	7.5'	7.5'	7.5'
Other Side Yard	20 ft	8'	8'	12'
Combined Side Yards	35 ft	15.6'	15.5'	19.5'
Rear Yard Set Back	30 ft	56.75'	56.75'	
Max. Livable Fl. Area (FAR)	37.0%	25.9%	29%	
Lot Frontage	100'	60'		ENC
Lot Depth	100'	114'		
Bldg. Coverage	20%	15.7%	15.7%	
Impervious Coverage	30%	25%	25%	
Height of Bldg	28'	18' 10"	23' 4"	
Lot Area	10,000 sq.ft	6,896 sq.ft		ENC
Min.Driveway side-yard	10'			

Mr. Raich is before the ZBOA for approval of a 2nd story addition.

1356 Marbella Apparel LLC 123 Westervelt Place B 75 L 1.01

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	19.15 ft	25.06 ft	0.06 ft
Side Yard Abutting/Lot	15 ft		10.04'	4.96'
Other Side Yard	20 ft	10.04	9.13'	10.87'
Combined Side Yards	35 ft		19.17'	15.83'
Rear Yard Set Back	30 ft		25.83'	4.17'
Max. Livable Fl. Area (FAR)	39 %	26.83%	36.80%	
Lot Frontage	100'	50.0'	50.0'	Enc.
Lot Depth	100'	145.49'		Enc
Bldg. Coverage	20%	23.51%	23.98%	3.98%
Impervious Coverage	35%	78.51%	76.86%	41.86
Height of Bldg	28'	23.62'	25.98'	
Lot Area	10,000 sq.ft	7277 sq.ft	7277sq.ft	Enc

Non-Conforming Use. Variance 275-72A(1). Cannot enlarge a non-conforming use.

The Prulello's are before the ZBOA for approval of an addition

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1357 Kishhush LLC

17 Heather Hill Court.

B 1.03 L 23

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	30.29'	29.4'	
Side Yard Abutting/Lot	15 ft	6.13'	ENC	8.87'
Other Side Yard	20 ft	10.9'	ENC	9.1'
Combined Side Yards	35 ft	17.03'	ENC	17.97'
Rear Yard Set Back	30 ft	71.95'	46.15	
Max. Livable Fl. Area (FAR)	36.84 %	13.12%	34.9%	
Lot Frontage	100'	61.83'	ENC	
Lot Depth	100'	140.28'		
Bldg. Coverage	20%	14.44%	30.23%	10.23%
Impervious Coverage	33.8%	22.5%	37.36%	3.56%
Height of Bldg	28'	17'	28'	
Lot Area	10,000 sq.ft	10,346 sq.ft		
Driveway	10'			

Mr. Lavon is before the ZBOA for approval of a reconstruction, as ordered by the Construction Official. He is also proposing a 4' retaining wall in the front yard.

Please note the letter from Bob Rusch, Construction Official, concerning this application.

Memorialization

1354 Jennifer Hamani

277 Highland St.

B14.02 L 1

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft		25'	
Side Yard Abutting/Lot	15 ft		15'	
Other Side Yard	20 ft			
Combined Side Yards	35 ft		N / A	
Rear Yard Set Back	30 ft		44.1'	
Max. Livable Fl. Area (FAR)	39 %		31.0%	
Lot Frontage	100'	70.87'	70.87'	Enc.
Lot Depth	100'	132.68'	132.68'	Enc
Bldg. Coverage	20%		21.8%	1.8%
Impervious Coverage	35%		29.8%	
Height of Bldg	28'		26.7'	
Lot Area	10,000 sq.ft	8,777sq.ft	8,777sq.ft	Enc
Driveway	10'			

The applicant has constructed a deck, rather than the patio as specified in the plans. She was granted the above listed variance.