

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 8 pm  
Agenda Jan. 24, 2019**

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

**Applications**

NONE

**Memorialization**

**1333 Vincent Carbonell 62 Jackson Drive B 301 L 14**

Description	Required	Existing	Proposed	Variance
Max. Fence Height	4 ‘		Sloping height, highest point 7’	3’
Max. Wall Height	4’		Varying height, highest point 6’	2’
Min. Roadway Setback	25’ from road		Not specified	Must comply

The applicant was granted the above variances to construct a wall and gate

**1337 Lumaj Homes LLC 189 Magnolia St. B31 L 456-458**

Description	Required	Existing	Proposed	Variance
Front Yard Set Back (Magnolia)	25 ft	24.6	24.6	0.4’
Front Yard Set Back (Tenth)	25 ft	21.8	21.8	3.2’
Side Yard Abutting/Lot	15 ft	7.1’	7.1’	7.9’
Other Side Yard	20 ft			
Combined Side Yards	35 ft			
Rear Yard Set Back	30 ft	50.9’	39’	
Max. Livable Fl. Area (FAR)	35.22%	17.7%	34.6%	
Lot Frontage	100’	70’	70’	TECH
Lot Depth	100’	100’	100’	
Bldg. Coverage	20%	14%	20%	
Impervious Coverage (variable)	32.9	21.9%	31.4%	
Height of Bldg	28’	23.1’	28’	
Lot Area	10,000 sq.ft	7,000sq.ft	7,000 sq.ft	TECH

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

With the stipulation that there will be no windows on the east side of the 2<sup>nd</sup> floor

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**1338 Lumaj Homes LLC**

**37 Beechwood Rd**

**B104 L 17**

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	26.9 ‘	25.8’	
Side Yard Abutting/Lot	15 ft	10.6’’	15.2’	
Other Side Yard	20 ft	24.3’	24.9’	
Combined Side Yards	35 ft	34.9’	40.1’	
<b>Rear Yard Set Back</b>	<b>30 ft</b>	<b>17.6’</b>	<b>17.6’</b>	<b>12.4’</b>
Max. Livable Fl. Area (FAR) (variable)	30%	18.4%	30%	
Lot Frontage	100’	91.05’	91.05	tech.
Lot Depth	100’	79’	79’	tech
Bldg. Coverage	20%	19.8%	20%	
Impervious Coverage (variable)	30 %	30%%	30%	
Height of Bldg	28’	20.9’	28’	
Lot Area	10,000 sq.ft	8,920 sq.ft	8,920sq.ft	tech

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

**1339 Blueprint Builders**

**25 Merritt Ave**

**B28 L 7**

Description	Required	Existing	Proposed	Variance
<b>Front Yard Set Back</b>	<b>25 ft</b>	<b>26.2’</b>	<b>22.7’</b>	<b>2.3’</b>
<b>Side Yard Abutting/Lot</b>	<b>15 ft</b>	<b>8.0’</b>	<b>8’</b>	<b>7’</b>
<b>Other Side Yard</b>	<b>20 ft</b>	<b>13.4’</b>	<b>8.7’</b>	<b>11.3’</b>
<b>Combined Side Yards</b>	<b>35 ft</b>	<b>21.4’</b>	<b>16.7’</b>	<b>18.3’</b>
Rear Yard Set Back	30 ft	48.8’	47.4’	
Max. Livable Fl. Area (FAR) (variable)	35.22%		34.0%	
Lot Frontage	100’	60.04’	60.04’	tech.
Lot Depth	100’	119.02’	119.02’	
<b>Bldg. Coverage</b>	<b>20%</b>	<b>21.9%</b>	<b>22.8%</b>	<b>2.8%</b>
Impervious Coverage (variable)	32.9%	33%	31%	
Height of Bldg	28’	15.4’	27.8’	
Lot Area	10,000 sq.ft	11,649 sq ft		

**The applicant was granted the above variances to construct an add-a-level with a car port.**