

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

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’	
Rear Yard Set Back	30 ft	17.6’	17.6’	12.4’
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
Front Yard Set Back	25 ft	26.2’	22.7’	2.3’
Side Yard Abutting/Lot	15 ft	8.0’	8’	7’
Other Side Yard	20 ft	13.4’	8.7’	11.3’
Combined Side Yards	35 ft	21.4’	16.7’	18.3’
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’	
Bldg. Coverage	20%	21.9%	22.8%	2.8%
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.

The meeting was adjourned at 8:09 pm

