

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 8 pm  
Minutes May 23, 2019**

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

The meeting was called to order at 8:00 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. 25, 2018 meeting were approved. . (Mr. Kassis, Ms. Rummel)

**Applications**

**1346 Kadri Mirzo 91 Hillside Ave. B 76 L 55**

| <b>Description</b>            | <b>Required</b> | <b>Exists</b> | <b>Proposed</b> | <b>Variance</b> |
|-------------------------------|-----------------|---------------|-----------------|-----------------|
| Front Yard Set Back           | 25 ft           |               | 80.7'           |                 |
| <b>Side Yard Abutting/Lot</b> | <b>15 ft</b>    |               | <b>11.07'</b>   | <b>3.93'</b>    |
| <b>Other Side Yard</b>        | <b>20 ft</b>    |               |                 |                 |
| Combined Side Yards           | 35 ft           |               | 37.32           |                 |
| Rear Yard Set Back            | 30 ft           |               | 128.09'         |                 |
| Max. Livable Fl. Area (FAR)   | 30%             |               | 48.96%          | <b>18.96%</b>   |
| Lot Frontage                  |                 |               | 100'            |                 |
| <b>Lot Depth</b>              | 100'            |               | 293.5'          |                 |
| Bldg. Coverage                | 20%             |               | 13.11 %         |                 |
| <b>Impervious Coverage</b>    | <b>30%</b>      |               | <b>70.41%</b>   | <b>40.41%</b>   |
| <b>Height of Bldg</b>         | <b>28'</b>      |               | <b>30.30'</b>   | <b>2.30'</b>    |
| <b>Lot Area</b>               | 10,000 sq.ft    |               | 29,351.95sq.ft  |                 |
| <b>Min.Driveway side-yard</b> | <b>10'</b>      |               | <b>2.76'</b>    | <b>7.24'</b>    |

The applicant proposes to construct a new single family home.

He requires approval for FAR and Height. He will apply for the other variances at the Planning Board.

On May 23, 2019, prior to the ZBOA meeting, Mark Madaio Esq. the attorney for the applicant, sent a FAX requesting that the application be carried to the June ZBOA meeting.

**Ms. Furio** announced that application1346 - 91 Hillside Ave- had been carried to the June 2019 ZBOA Meeting at the request of the applicant. We do not have to re-notice the public

**MEMORIALIZATIONS**

**Please see next page**

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**Memorializations**

**1341 Vanessa Miletic 62 Delmar Ave. B 1603 L 7**

| Description                   | Required            | Existing      | Proposed          | Variance      |
|-------------------------------|---------------------|---------------|-------------------|---------------|
| Front Yard Set Back           | 25 ft               |               |                   |               |
| <b>Side Yard Abutting/Lot</b> | <b>15 ft</b>        | <b>7.71'</b>  | <b>7.71'</b>      | <b>7.29'</b>  |
| <b>Other Side Yard</b>        | <b>20 ft</b>        |               | <b>12.37'</b>     | <b>7.63'</b>  |
| <b>Combined Side Yards</b>    | <b>35 ft</b>        | <b>20.24'</b> | <b>20.08'</b>     | <b>14.92'</b> |
| Rear Yard Set Back            | 30 ft               |               |                   |               |
| Max. Livable Fl. Area (FAR)   | 36.66%              |               |                   |               |
| <b>Lot Frontage</b>           | <b>100'</b>         | <b>62.18'</b> | <b>62.18</b>      | <b>ENC</b>    |
| Lot Depth                     | 100'                |               |                   |               |
| <b>Bldg. Coverage</b>         | <b>20%</b>          | <b>21%</b>    | <b>24.7%</b>      | <b>4.7%</b>   |
| Impervious Coverage           | 30%                 |               |                   |               |
| Height of Bldg                | 28'                 |               |                   |               |
| <b>Lot Area</b>               | <b>10,000 sq.ft</b> |               | <b>6218 sq.ft</b> | <b>ENC</b>    |
| <b>Driveway</b>               | <b>10'</b>          |               | <b>5'</b>         | <b>5'</b>     |

The applicant was granted the above variances to construct an addition, with the provision that the garage, on the plan, is pulled back an additional 4' from the curb. The foundation will remain on the same footprint that currently exists.

**1342 Fuat Mamo 384 Lafayette St. B 104 L 17**

| Description                   | Required     | Existing     | Proposed      | Variance      |
|-------------------------------|--------------|--------------|---------------|---------------|
| Front Yard Set Back           | 25 ft        |              |               |               |
| <b>Side Yard Abutting/Lot</b> | <b>15 ft</b> | <b>12.8'</b> | <b>5.75'</b>  | <b>9.25'</b>  |
| <b>Other Side Yard</b>        | <b>20 ft</b> | <b>12.8'</b> | <b>12.8'</b>  | <b>7.2'</b>   |
| <b>Combined Side Yards</b>    | <b>35 ft</b> | <b>25.6'</b> | <b>18.55'</b> | <b>16.45'</b> |
| Rear Yard Set Back            | 30 ft        |              |               |               |
| Max. Livable Fl. Area (FAR)   | 34.86%       |              |               |               |
| Lot Frontage                  | 100'         |              |               |               |
| Lot Depth                     | 100'         |              |               |               |
| <b>Bldg. Coverage</b>         | <b>20%</b>   | <b>25.2%</b> | <b>23.5%</b>  | <b>3.5%</b>   |
| Impervious Coverage           | 30%          |              |               |               |
| Height of Bldg                | 28'          |              |               |               |
| Lot Area                      | 10,000 sq.ft |              |               |               |

The applicant was granted the above variances to construct an addition

Mr. Van Horne said there was a motion to deny and that motion failed. Therefore the application was approved.

The board discussed and agreed that the vote was to confirm the accuracy of the memorialization

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**1343 John Finetto                      159 Magnolia Ave.                      B 32 L 363-364**

| <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>17.62”<br/>(Magnolia)<br/>17.36’<br/>(Eighth St)</b> | <b>17.5’(to landing)<br/>20’ (to home)<br/><br/>17’</b> | <b>7.5’<br/>5’<br/><br/>8’</b> |
| <b>Side Yard Abutting/Lot</b>      | <b>15 ft</b>    | <b>10.19’</b>   | <b>7’</b>   | <b>8’</b>                      |
| <b>Other Side Yard</b>             | <b>20 ft</b>    |   | <b>18’</b>  | <b>7’</b>                      |
| <b>Combined Side Yards</b>         | <b>35 ft</b>    |   | <b>25’</b>  | <b>10’</b>                     |
| <b>Rear Yard Set Back</b>          | <b>30 ft</b>    | <b>37.4’</b>  | <b>24’</b>  | <b>6’</b>                      |
| <b>Max. Livable Fl. Area (FAR)</b> | <b>39%</b>      | <b>25%</b>  | <b>49.6%</b>  | <b>10.6%</b>                   |
| Lot Frontage                       | 100’            |   |   |                                |
| Lot Depth                          | 100’            |   |   |                                |
| <b>Bldg. Coverage</b>              | <b>20%</b>      | <b>18.1%</b>  | <b>27.42%</b>   | <b>7.42%</b>                   |
| <b>Impervious Coverage</b>         | <b>35%</b>      | <b>29.2%</b>  | <b>36.4%</b>  | <b>1.4%</b>                    |
| Height of Bldg                     | 28’             |   |   |                                |
| Lot Area                           | 10,000 sq.ft    |   |   |                                |

**The applicant was denied an Far variance, required to construct a new single family house.**

**1344 Eric Wein                      74Magnolia Ave.                      B 48 L 667**

| <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>25’</b>      | <b>24.8’</b>    | <b>0.2’</b>         |
| Side Yard Abutting/Lot              | 15 ft              |                 |                 |                     |
| Other Side Yard                     | 20 ft              |                 |                 |                     |
| Combined Side Yards                 | 35 ft              |                 |                 |                     |
| Rear Yard Set Back                  | 30 ft              | 28.2’           | 28.2’           |                     |
| Max. Livable Fl. Area (FAR)         | variable           |                 |                 |                     |
| Lot Frontage                        | 100’               |                 |                 |                     |
| Lot Depth                           | 100’               |                 |                 |                     |
| Bldg. Coverage                      | 20%                | 20.78%          | 20.78%          |                     |
| <b>Impervious Coverage Variable</b> | <b>30%</b>         | <b>33.5%</b>    | <b>36.01%</b>   | <b>6.01%</b>        |
| Height of Bldg                      | 28’                |                 |                 |                     |
| Lot Area                            | 10,000 sq.ft       |                 |                 |                     |
| <b>Fence</b>                        | <b>4’ 50% open</b> | <b>4’ solid</b> |                 | <b>Not 50% open</b> |

**The applicant was granted the above variances to expand his driveway, add a paver walkway, and construct a non-conforming fence, with the provision that the fence at the front of the property would be conforming..**

