

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 8 pm  
Minutes Sept. 26, 2019**

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

Absent: Mr. Cleary

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.

**MS. Schultz-Rummel** approved the minutes of the Aug. 22, 2019 meeting.

**Ms. Batistic** seconded

**Mr. Jack Van Horne** asked if there was anyone in the audience present for the Kadri Mirzo application.

*Several members of the audience replied.*

**Mr. Jack Van Horne** announced that the Kadri Mirzo application (#1346) will be heard on the 4<sup>th</sup> Thursday in October.

**Mr. Jack Van Horne** explained to a representative of Attorney Mark Madaio's office that there was some confusion, no one appeared at the last meeting. Also, it was pending for more than 3 meetings, and under that statute we have to hear it within a certain amount of time, and so it was dismissed. They were informed that they had to re-notify property owners within 200' and re-publish, which they did. The secretary did not get the application yet, and did not get proof of notification...

**Representative of Madaio** said I did not bring that file with me this evening but I know, from my review of the file in early September, that they had filed plans and applications with the Building Dept. They had submitted all the required number of sets. In late August or early September all the application packages and plans had gone out. If there is a disconnect, no problem, we can re-file that. I just need to know what the board needs, so we can get the application going.

**Ms. Bauer** indicated that she had not received anything.

**Representative of Madaio** said so you need the entire application set ?

**Mr. Jack Van Horne** said yes.

**Representative of Madaio** said Okay

**A member of the Audience** asked what date will that be ?

**Mr. Jack Van Horne** said on the 4<sup>th</sup> Thursday in October.

**Ms. Furio** said October 24.

**A member of the Audience** said Oct. 24<sup>th</sup> at 8 o'clock. **Ms. Furio** said yes.

**A member of the Audience** asked will we get re-notified ?

**Mr. Jack Van Horne** said no. You will not be re-notified by mail, if that's what you're asking.

**A member of the Audience** said yes.

**Mr. Jack Van Horne** said they sent out the notifications but did not submit the proof.

**Please see next Page.**

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**Applications**

**1351 Marwan Abbasi 201 West Morningside Ave B 70.01 L 51**

Description	Required	Exists	Proposed	Variance
Fence Height	4 ft	6 ft	6 ft	2 ft
Fence Transparency	75 % open		Solid	Solid

**The applicant proposed to construct a non-compliant fence in the second front yard of his corner property.**

**Mr. Marwan Abbasi** was sworn in.

**Mr. Abbasi** testified that his application is about replacing a 6' fence on my 2<sup>nd</sup> front that is on Piermont Rd. The fence got damaged from the town has trees on my property. The fence has damage from the trees. Also my side-walk has damage from the trees. So the town removed the trees and the stumps and removed sections of the fence. Also I'm working with the town to have them come back and grind the roots under the side-walk Because they have 6 *slabs* of the side-walk are lifted more that 6'. I am working with Kevin on that. He gave me a letter :

**Mr. Abbasi** submitted the Letter from Kevin Terhune, Superintendent of Public Works to the Board, dated July 19, 2019.

Exhibit A-1

*Dear Mr. Abbasi*

*In August of 2018 you contacted my office about repairing your sidewalk that had become raised by roots from shade trees planted in the borough right of way. I informed you that sidewalks were the homeowner's responsibility. I offered to remove the trees and grind the roots to facilitate the repair .*

*The borough has removed the trees that were lifting the sidewalk. In order to grind the stumps, your fence had to be removed.*

*Please contact my office when you remove the raised sidewalk slabs and I will have my department return to grind the remaining roots.*

*Respectfully yours*

*Kevin Terhune, Superintendent of Public Works*

**Mr. Abbasi** asked do you want me to give me a picture of the sidewalk ?

**Ms. Furio and Mr. Van Horne** said no, thank-you.

**Mr. Van Horne** asked how long has the fence that was removed, how long had that been there ?

**Mr. Abbasi** said 20 years.

**Ms. Furio** said its on the Piermont side that is the problem.

**Mr. Abbasi** said yes.

**Ms. Furio** said the other sections of the fence have not been touched.

**Mr. Abbasi** said no they have not been damaged by the tree.

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**1351 Marwan Abbasi (cont.)      201 West Morningside Ave      B 70.01 L 51**

**Mr. Van Horne** asked you are replacing with the same kind of fencing that was there ?

**Mr. Abbasi** said no. The kind of fencing right now I have with wood. I would like to use vinyl . Will look much better.

**Ms. Furio** said so you want to change the entire fence to vinyl ?

**Mr. Abbasi** said yes

**Ms. Furio** said and take out the stockade fencing that's there.

**Mr. Abbasi** said its broken and doesn't look good.

**Ms. Furio** said the entire perimeter of the fence is 6' all the way around and its been there for 20 years.

**Mr. Abbasi** said yes.

**Ms. Furio** said the only reason you're here now is because the shade trees came down and ruined pieces of it, raised the sidewalk and the town had to come and remove them and fix all that stuff up. So you are going to replace the entire fence..

**Mr. Abbasi** said fix the sidewalk.

**Ms. Furio** said you are going to fix the sidewalk, and you are going to replace the entire fence in the same manner that you have it now ?

**Mr. Abbasi** said yes.

**Ms. Furio** said currently it's a solid fence, stockade fencing, and you want to put the vinyl same thing there.

**Mr. Abbasi** said correct.

**Ms. Furio** said and the only reason you're here is because of the town shade trees...

**Mr. Abbasi** said exactly.

**Ms. Furio** said Okay; and you are fixing the sidewalk.

**Mr. Abasi** said yes I am.

**Ms. Furio** asked how many sections of sidewalk ?

**Mr. Abbasi** said seven.

**Ms. Furio** said seven sections of sidewalk ?

**Mr. Abbasi** said yes.

**Ms. Furio** asked and that's all just on one side ?

**Mr. Abbasi** said yes.

**Ms. Furio** asked has anyone on the board have any questions or comments ?

**Ms. Batistic** asked are you making the portion that you highlighted in yellow on the application ?

Its on the fence between the neighboring lot to the North.

**Mr. Abbasi** said yes I am, because its built all around.

**Ms. Batistic** said so you are not replacing the section that is not highlighted. That stays the way it is ?

**Mr. Abbasi** agreed and said there are trees there.

**Ms. Furio** said so only the highlighted sections you are replacing. So there is going to be a section of stockade wood fence that remains and the vinyl fence...

**Mr. Abbasi** said that section does not have a fence, there is no fence there. Its only trees.

**Ms. Furio** said it just looks like there's fencing there....

**Mr. Abbasi** said there is a fencing between our neighbor, but I'm not touching that because the trees are really covering the whole thing.

**Ms. Furio** so you don't have to touch that.

**Mr. Abbasi** said I don't have to touch that.

**Ms. Furio** said only the highlighted pieces you are changing. The other piece that's not highlighted, that's between you and the neighbor ...

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**1351 Marwan Abbasi (cont.) 201 West Morningside Ave B 70.01 L 51**

**Mr. Abbasi** said that stays because there are shrubs and trees and I don't want to touch that.

**Ms. Furio** said Okay.

**Mr. Kassis** said on the highlighted area there are currently 6' fences'

**Mr. Abbasi** said yes.

**Ms. Furio** said and they have been there, you said 20 years.

**Mr. Abbasi** said I took a permit from the town at that time.....

**Mr. McCloud** asked if the photos Mr. Abbasi had were of the fence or just of the sidewalk.

**Mr. Abrassi** said it shows the fence and the sidewalk.

**Mr. Abrassi** *submitted the photos (Exhibit A-2) to the Board.*

*Mr. Abrassi described / explained the images on the photos to the Board.*

*Ms. Furio marked the photos according to the interpretation of Mr. Abrassi.*

**Mr. Kassis** asked is the cyclone fence being removed ?

**Mr. Abrassi** said yes, the chain link.

**Mr. Kassis** said where the wood stockade fence is, is where the vinyl fence is going.

**Ms Furio** said yes.

**Ms. Furio** asked does anyone else on the board have any questions or comments based on the information we have on the fence ?

**Mr. Kassis** said it is my understanding that the town adopted a new ordinance regarding fences, and that ordinance was somewhat based on safety reasons, based on what was explained to me. If that's the case, I have a concern about that, if that's for safety issues.

**Mr. Van Horne** said he could not comment on the passing of that ordinance, he was not privy to it.

**Mr. Kassis** said it does require open- something that you can view through.

**Ms. Furio** said if you can't see around it, but based on how far back it is. Its well within, its not right on the edge. Its back from the sidewalk, back another and then back another. So its within the proper design. Its not impinging on the side line.

**Mr. Kassis** said but it says right here: required 75% open. Its not that the fence location is an issue, but the height, but its not 75% open, that the variance requires. Now, if changing the fence why not change it to one that meets the criteria in the ordinance, which is 75% open.

**Mr. Abrassi** said I will not have any privacy if I want to sit in my back-yard. This is on my back-yard side not in the 2<sup>nd</sup> front. I will not have any privacy if I want to sit in my back-yard, which is most of the summer, when I'll be in the back-yard. I'll be open.

**Ms. Furio** said it seems that the reason you have to change this is not due to anything that you wanted to change. It was because of the trees that the town...

**Mr. Abrassi** said ... I fixed my sidewalk..

**Ms. Furio** said if the trees hadn't caused the issue you would still have the same fence...

**Mr. Abrassi** said I have to spend \$7500 to do it. I'm not complaining. But if I have to do a job, I would like to do it right. I would like to do it nice.

**Mr. Kassis** said if you want to do it right it should be 75% open. And if you want to repair a fence, you don't need a variance to repair an existing fence. But if you want to replace a fence, and put in a fence that is not conforming to the current code, you are proposing a non-conforming fence when other options exist.

**Mr. Abrassi** said Sir, I have this fence for 20 years. I mean, I get the permit from the town, and what choices do I have ?

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**1351 Marwan Abbasi (cont.) 201 West Morningside Ave B 70.01 L 51**

**Ms. Furio** said what kind of a vinyl fence are you putting up ? Is it going to be one of those solid ones, or is it going to be with the top part with a mesh ?

**Mr. Abrassi** said it will be solid sticks. That's what I have right now.

**Ms. Furio** said which is what you have now.

**Mr. Abrassi** said yes.

**Ms. Furio** asked is there anyone in the audience for or against the application ?

**Ms. Furio** asked anyone on the board have any questions or comments ?

**Ms. Furio** asked would someone like to make a motion to approve or deny the application based on the fact that had the town trees not caused an issue with the fence, the fence would remain as is, not the applicant's desire to change the fence but had to repair it based on the trees and the roots etc., etc. and the privacy of the back-yard. Would someone like to make a motion to approve or deny the application ?

**Mr. Kassis** said I'm somewhat confused. That's the testimony but we don't know for sure that the fence did not have any additional life-span, That was just the testimony. Not part of the motion, Did you make a motion subject to those things ?

**Ms. Furio** said I'm saying that would someone like to make a motion to approve or deny the application...

**Mr. Kassis** said period. Based on the testimony.

**Ms. Furio** said and the letter also states...

**Mr. Kassis** said the testimony was that he wanted to replace the fence to something different. The section of the fence had diminished but the whole on the left side, going all the way around, in the yellow , did not get affected by roots. There is one area only of that fence that is an issue with the roots. The rest of the area is unaffected by roots. He wants only to replace one section of it based on roots, and everything else for pure aesthetics or taste or privacy, which has nothing to do with our board. The variance he's seeking out is for something different.

**Mr. Van Horne** said would someone like to make a motion

**Ms. Furio** said to approve or deny.

**Ms. Batistic** said I'll make a motion to approve. The reason I would like to approve this is that this is a hardship: its a corner lot and if it were not a corner lot the fence would be in the back yard. But because it's a corner lot, and it's a very pie-shaped corner lot, so the fence will not have any impact on the sight distance for cars coming onto Piermont from Morning side Ave. This is clearly a back-yard, it is not the front yard of the house, and its already an existing solid 6' fence. Its not something different being introduced on the lot. Therefore I am voting to approve.

**Ms. Westerfeld** seconded.

**Ms. Batistic, Mr. Corona, Ms. Furio, Ms. Westerfeld** voted yes.

**Mr. Kassis, Mr McCord, Ms. Schultz-Rummel** voted no.

**The application was granted**

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**1352 John Finetto**

**159 Magnolia Ave**

**B 32 L 363 - 364**

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	17.36'@8 <sup>th</sup> St 17.62'@Magnolia	17'@8 <sup>th</sup> St 20'@Magnolia	8'@8 <sup>th</sup> St 5'@Magnolia
Side Yard Abutting/Lot	15 ft	10.19'	7'	8'
Other Side Yard	20 ft			
Combined Side Yards	35 ft			
Rear Yard Set Back	30 ft	37.4'	28'	2'
<b>Max. Livable Fl. Area (FAR)</b>	<b>39%</b>	<b>25%</b>	<b>45.4%</b>	<b>6.4%</b>
Lot Frontage 8 <sup>th</sup> St	100'	100	100'	
Lot Depth Magnolia	100'	50'	50'	ENC
Bldg. Coverage	20%	18.1%	25.7%	5.7%
Impervious Coverage	35%	29.2%	35.3%	0.3%
Height of Bldg	28'	28'	28'	
Lot Area	10,000 sq.ft	5000 sq.ft	5000 sq.ft	ENC
Wall	4 ft	4.6 ft	5.7'	1.7'

**The applicant proposes to construct a new single family home.**

**Mr. Kassiss** was recused.

**A member of the audience** said that we cannot hear what you are saying. Can you speak up more to the mike.

**Ms. Furio** said the mike is for the recording.

**A member of the audience** Could you speak up a little bit more.....thank-you

**Mr. Van Horne** advised the member of the audience to move her seat to be able to see the plans presented.

**Mr. Matthew Capizzi, Esq.,** introduced himself as attorney on behalf of John Finetto.

**Mr. Capizzi** said this was a project that was before the board in April of this year. It's a corner property of 159 Magnolia with frontage on Magnolia and 8<sup>th</sup> St. It's a property that really has a little bit of everything, but regard to a hardship case, its in a zone that requires 10,000 sq.ft of area where we have only 5,000 sq.ft., we have only 50' of frontage where 100' is required, and we have a pretty sizeable drop-off in grade as you head from west to east. Its those limitations on the property that bring it before the board this evening, and triggered the need for the variances that we are seeking. Seeking to develop the lot with a single family dwelling. We had proposed a single family dwelling when we were here in April. That application, at that time, sought an FAR of approximately 49% as well as other Bulk variances. The application, unfortunately, was ultimately denied by a 4 to 3 vote, we were shy one vote in that point in time. We did respond with the back and forth we had with the board then. We made some modifications to the plan. Namely, we took 4' out of each floor of the building, reducing the overall building length, bringing down Building Coverage, Impervious Coverage and FAR. We also made a modification of the retaining wall along 8<sup>th</sup> St. In the initial alliteration we had no retaining wall along 8<sup>th</sup> St. with the entire 8<sup>th</sup> St elevation being visible from the roadway. We've essentially created a small courtyard area between the building and the 8<sup>th</sup> St. right of way by having, essentially, a crescent shape to the retaining wall. So now only about 2/3 of the elevation along 8<sup>th</sup> St. is visible. So the scale of the building has been brought down by virtue of the reduction of overall length, as well as the addition of the retaining wall along 8<sup>th</sup> St. No new variances are required. Those previously requested in April versus now has been brought down. Again because of the hardships of the lot, unfortunately most of the Bulk table is not complied with. We need a Side-Yard set-back variance, Building Impervious, FAR, Front-yard set-back, and, perhaps, Rear-Yard set-back. There may not be a component of the Bulk table that complies, with the exception of the

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**1352 John Finetto (Cont.) 159 Magnolia Ave B 32 L 363 - 364**

Building Height. This evening for the Board, I will have Mr. Blake talk about the architectural plan, and how he had to revise them. If you would like to hear some new engineering testimony, Joe Vince, our engineer is here to talk about those as well. But I'd like to follow with Mr. Blake to have him take us through the architectural plan.

**Mr. Chris Blake (Architect)** was sworn in .

**Mr. Blake** testified we have come up with a footprint that is essentially 25' by 50' , What we are proposing is a building that has a coverage of 1285 or 25.7%, where the Building Coverage allowed is 20%. Again, the allowed coverage is only 1000 sq.ft. So we have exactly 285 sq.ft over in the Building Coverage . The Building Coverage obviously contains a lower level basement, it has a basement level garage. Again, we do have a topography where the 8<sup>th</sup> street side is significantly lower than the left side of the property. So we are proposing a flat driveway from the street. We are proposing a basement garage with a combination recreation, bedroom, bathroom, and laundry. Probably a mechanical room also when the lower level...

**Mr. Capizzi** said the footprint of the building has been reduced since April.

**Mr. Blake** said right the footprint has been reduced by 4' off the ..... the rear which is opposite of Magnolia. So its 25' by 4', that's been eliminated on all the floors. It has a great room or living room (whatever you want to call it) as well as a kitchen / dining component, a small powder room, and a staircase- obviously continues all the way thru . On the top floor we just have 3 bedrooms. We have 3 small bathrooms (the client requested a bathroom in each bedroom). They are relatively small, as with most of the rooms in the house, its all modest. Just 3 bedrooms and 3 bathrooms in the upstairs. We do have a small deck in the rear. It continues 7' out into the rear yard.

**Mr. Capizzi** said could take us through the 8<sup>th</sup> street elevation and tell us how that has changed.

**Mr. Blake** said the 8<sup>th</sup> St. elevation on the lower level does have the garage, part of the ...door in front as well . In as much as the grade changes, the grade in the basement is kind of on the level of the 8<sup>th</sup> St. The 8<sup>th</sup> St actually does continue up as you go North it actually rises , if you will. But the 8<sup>th</sup> St. component also right now has a current retaining wall that kind of holds the front yard off, if you will. The front yard being at least 4' or 5' higher than the 8<sup>th</sup> St. façade, or 8<sup>th</sup> St. curb anyway. So we are kind of maintaining that . Bringing it around almost to the front door. Where the front door and the garage door are together, and they will be kind of exposed as a basement, if you will, But the rest of the house, the front of the house is, for all intents and purposes, from the street to sod is under ground. Again, you will probably see the retaining wall from the street but it's due to the nature of the property and topography. So really, you get a google 2 story structure similar to what you see off Magnolia and because of a garage and entry door kind of component facing 8th St.

**Mr. Capizzi** said as you look at the 8<sup>th</sup> St elevation could you also show how it depicts the 4' that we have taken out of the 1<sup>st</sup> and 2<sup>nd</sup> floors as well.

**Mr. Blake** said correct. The picture we've seen last time has this additional tail, if you will. Has this additional length of the building and it was obviously more of a statement, if you will, more of a pronounced bulky door way. I think by taking the 4' off, we've kind of condensed that building, really down as much as we can almost.

**Mr. Capizzi** said thank-you Mr. Blake.

**Ms. Furio** said the address is now 8<sup>th</sup> St. instead of Magnolia. Have you switched the address of the house to 8<sup>th</sup> or is it going to remain...

**Mr. Blake** said each side of the house has a front door. I don't know if we've ....

**Ms. Furio** said so each will... I heard you say front door here and I was not sure if you were going to call this a front door or not.

**Mr. Blake** said it's a loose term- each façade has an entry door, if you will.

**Mr. Capizzi** said its our intention to keep the Magnolia address.

**Ms. Furio** said okay. So you have reduced it significantly and did a good job with that. Moving the retaining walls across the front really seems to reduce the bulk of what you see in the back.

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**Mr. Van Horne** said thank-you.



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**1352 John Finetto (Cont.) 159 Magnolia Ave B 32 L 363 - 364**

**Ms. Furio** asked anyone else ? Anyone on the Board have any other questions or comments based on the new plans, that we see in front of us ?

**Mr. Corona** said I just want you to know that I appreciate the edit that you've got on the plans .

**Mr. Van Horne** asked does anyone have any questions for their engineer.

**Ms. Furio** asked would anyone like to make a motion to approve or deny the application ?

**Mr. McCord** made a motion to approve,

**Mr. Corona** seconded.

**Ms. Batistic** asked are we going to condition the Engineer's letters ?

**Mr. Capizzi** said that's fine Ms. Batistic, that's fine.

*Discussion among Board members*

**Mr. Van Horne** said I can stipulate that they comply with all recommendations of the Borough Engineer.

**Mr. Capizzi** said that's correct.

**Ms. Batistic** said yes.

*Vote was taken. All members present voted yes, except for Mr. Kassis who was recused.*

**Ms. Schultz-Rummel** said that she votes yes, on the condition that they comply with the Borough Engineer's recommendations.

**The Application was granted.**

**Mr. Capizzi** said Mr. Van Horne, I want to make clear the approval is on all the necessary variances. We want to make sure we can get under way with the demolition and construction right away.

**Mr. Van Horne** said yes.

**Ms. Furio** said yes, the application is approved as presented, there's that system.

**Mr. Capizzi** said thank-you.

**Mr. McCord** asked isn't it just for the FAR ?

**Ms. Furio** said no, it's the whole thing.

**Mr. Capizzi** said Mr. Azzolina's letter referenced all necessary variances in his review letter of today and all those variances were listed in my notice that I published in the Bergen Record.

Thank-you.

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**Memorializations**

**1348 Limor & Yaniv Ben-Asher 206 8<sup>th</sup> St.. B 33 L 349-351**

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft			
<b>Side Yard Abutting/Lot</b>	<b>15 ft</b>	<b>ENC.Deck 11.5'</b>	<b>Stairs 8.5'</b>	<b>6.5'</b>
Other Side Yard	20 ft			
Combined Side Yards	35 ft			
Rear Yard Set Back	30 ft			
Max. Livable Fl. Area (FAR)	34.86%			
Lot Frontage	100'	65'		
Lot Depth	100'	100'		
<b>Bldg. Coverage</b>	<b>20%</b>		<b>24.2%</b>	<b>4.2%</b>
Impervious Coverage	30%			
Height of Bldg	28'			
Lot Area	10,000 sq.ft			
Driveway	10'			

**The applicants were granted the above variances to expand an existing deck.**

**1349 Jesus & Mildrey Arozamena 181 14<sup>th</sup> St. B 126 L 410.01**

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	24.82'	25'	
<b>Side Yard Abutting/Lot</b>	<b>15 ft</b>	<b>9.85'</b>	<b>9.85'</b>	<b>5.15'</b>
Other Side Yard	20 ft	11'	11'	9'
Combined Side Yards	35 ft	20.85'	20.85'	14.15'
Rear Yard Set Back	30 ft	62'	50'to Deck	
Max. Livable Fl. Area (FAR)	36.12%	26%	31.9%	
Lot Frontage	100'			
Lot Depth	100'			
<b>Bldg. Coverage</b>	<b>20%</b>	<b>21.25%</b>	<b>21.25%</b>	<b>1.25%</b>
Impervious Coverage	33.4%	30%	33.1%	
Height of Bldg	28'	23'	28'	
Lot Area	10,000 sq.ft			
Driveway	10'			

**The applicants were granted the above variances to construct a deck and add-a-level**

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**1350 Steve Eng & Lucilla Chan      296 Brookside Ave      B 193 L 1**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard (Brookside)	25 ft	30.9'	25.9'	
Front Yard (Deacon)	25 ft	31.8'	31.8'	
Side Yard Abutting/Lot	15 ft	28.5'	28.5	
Other Side Yard	20 ft			
Combined Side Yards	35 ft			
<b>Rear Yard Set Back</b>	<b>30 ft</b>	<b>11.5' to deck 21.5' to house</b>	<b>11.5' to house 20' to dormer</b>	<b>18.5' ENC 10'</b>
Max. Livable Fl. Area (FAR)	30%	15.4%	20.2%	
Lot Frontage	100'	136.02'		
Lot Depth	100'	79.75'		
Bldg. Coverage	20%	17.8%	19.45%	
Impervious Coverage	30%	27.1%	28.05%	
Height of Bldg (Brookside)	28'	21' 10"	22' 7"	
Height of Bldg (Deacon)	28'	21' 10"	23' 10"	
Lot Area	10,000 sq.ft	10,280 sq.ft		
Driveway	10'			

**The applicants were granted the above variances to rebuild an existing deck (destroyed by tree damage) at the same location, and add a rear dormer to the 2<sup>nd</sup> level.**

**Meeting Adjourned at 8:43:52 pm**