

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Minutes Aug 25, 2022**

Present in Person: Ms. Westerfeld , Mr. Kassis, Mr. Cleary, Mr. McCord,
Mr. Van Horne Esq.(Board Attorney), Ms. Bauer (recording secretary)
Absent : Ms. Batistic, Mr. Corona

Mr. Kassis called the meeting to order at 7:30 pm

Ms. Bauer did the roll-call

The July 28, 2022 minutes were approved by Mr. Cleary and seconded by Mr. McCord.

Application

1392 Kathy Kim

14 Cedar St

B 54 L 6

Description	Required	Existing	Proposed 7/28/22	Variance 7/28/22	Proposed 8/25/22	Variance 8/25/22
Front Yard Set Back	25'	27.8'	27.8'			
Side Yard Abutting/Lot	15'	10.9'	10.9	4.1'		
Other Side Yard	20'	10.7'	10.7'	9.3'		
Combined Side Yards	35'	21.6'	21.6'	13.4'		
Min. Rear Yard	30'	55.3'	47.3'			
FAR	34.2%	24.3%	37.8%	3.6%	33.9%	
Height of Building	28'	25'	28'			
Lot Frontage	100'	75'	75'	enc		
Lot Depth	100'	128.4'	128.4'			
Bldg. Coverage %	20%	21.5%	26.1%	6.1%	23.3%	3.3%
Impervious Coverage variable	32.4%	30.5%	34.2%	1.8%	34.5%	2.1%
Lot Area	10,000 Sq.ft	9,625	9,625	enc		

Mr. Serdar Kayman is the project architect and representative for the owners.

The applicants are seeking the above variances to construct an addition to their home.

This application was carried from the July 28, 2022 ZBOA meeting.

The applicant submitted a new application including fees, notification of owners within 200' and Site Plan dated 03/10/2022

Mr. Kassis introduced the application.

Mr. Van Horne said that the application was continued from last month and

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Mr. Serdar Kayman was still under oath.

Mr. Kayman testified. We were here last month and we discussed this project. It is an addition, first and second floor addition.....we took into consideration all the comments we received from the borough, and we have scaled down our project. And there was a slight misunderstanding about the FAR issue. We took the number from the denial, but that number was incorrect. So now we are not seeking any FAR variance, as per the Zoning Ordinance. So the Building Coverage went down from 6.1 variance to 3.3. And Impervious Coverage is a little bit more, because we have to re-calculate. Its 1.8% instead of 2.1%.

Mr. Kassis said so could you identify on the drawing, which I'm assuming is the same as in our packet.

Mr. Kayman said yes, correct.

Mr. Kassis said could you explain where changes were made from last application.

Mr. Kayman said so we had a family room, we were lining up with the 2nd floor. We scaled back maybe 10', about 10', so that was the major change. And we also scaled down the dining room, and also master-bedroom. So basically we took back, make it smaller those rooms to get the numbers.

Mr. Kassis said the information in front of us says that tonight you are looking for a variance of 3.3% on Building Coverage, and 2.1% on Impervious Coverage. Is that correct ?

Mr. Kayman said that's correct, but we are also not complying in the Side Yard.... that is existing but I think we are sitting *various* on those as well.

Mr. Kassis said is there any questions from the Board of the applicant ?

Mr. Kayman said one more thing that I just want to clarify. *There was also a comment on the height....we went back and did the re-calculation again, if you refer to A2.01, you will see thatwe are complying with the ordinance.*

Mr. Kassis said that's at the front.

Mr. Kayman said yes, at the front. From the average grade to the top of the roof.

Ms. Westerfeld asked are these on the chart on the bottom left ?

Mr. Kayman said yes.

Ms. Westerfeld said with the clear footage and all that. Can you tell the differences now ?

Mr. Kayman said this chart that you are talking about ?

Ms. Westerfeld said yes

Mr. Kayman said so, the differences are in the ...side-yards, rear yards and both side-yards. The Building Coverage has been changed from 26.1% to 23.3%.

M s. Westerfeld said I meant the square footage.

Mr. Kayman said the square footage, okay, we'll change.*recited the rooms / spaces that will change.....280 square foot from the upper basement reduced. Also reduced the dining room on the first floor, and we also reduced from the second floor.*

M s. Westerfeld commented.....

Mr. Kayman said I don't know.

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Mr. Kassis asked Any other questions for the applicant ?

Mr. Kassis said I would like to make a comment. I appreciate the work you did. To take some if the input from the Board, and some of the concerns. And I believe you achieved what the Board was hoping you would, in scaling back this project to a number that seems more fitting with the neighborhood.

Mr. Kassis said Is there someone from the community regarding this application ?

Mr. Kassis said Let the record reflect that there was no-one here for this application in the audience.

Mr. Kassis said Do we have a motion to approve or deny this application ?

Mr. Cleary said Motion to approve.

Mr. Kassis said Motion from Mr. Cleary. Second ?

Mr. McCord said Second.

Mr. Kassis said Mr. McCord second it. Roll Call Bobbi.

Ms. Bauer did the Roll Call of the Board to approve the application. All 4 members, present, approved.

Mr. Kassis said it looks like your application was approved. It will be memorialized next month.

Mr. Kassis described the standard procedure of obtaining the Building Permit from the Building Department.

Mr. Kayman said Thank-you very much.

Mr. Kassis said the next application we have is 1393.

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1393 Avi Bacalu (cont.)

300 County Road

Block 72 Lot 1.02

Mr. Bacalu said 2002 / 2003.

Mr. Kassis said I'm going to put that on the Board for 25 years, more or less. Applications come in all the time, and we don't like to do things in the piecemeal format. Somebody comes in we like to get these things taken care of in one shot.

So no change has been to the existing paver patio. That is staying. Correct ?

Mr. Lantelme said existing paver patio is staying. What we cut back on was the other proposed patio around the pool, to the left of the pool.

Mr. McCord said and the driveway isn't changing either.

Mr. Lantelme said the driveway . The turn around, you are still seeing it. We are keeping the turn around. We are getting rid of two thirds of the driveway. I know that probably you don't have a copy in front of you

Mr. McCord said I have one in front.

Mr. Lantelme said but if you looked at the one from last month, the driveway was not going to be touched. What we did was remove part of the driveway.

Ms. Westerfeld said the turn around is there now and you are removing it ?

Mr. Lantelme said we are removing about two thirds of it.

Ms. Westerfeld said its existing.

Mr. Lantelme said its existing. Right.

Mr. Kassis asked are there any other questions from the Board members. I'd like to hear from any neighbors, if they are here. Any other questions before we do that ?

Is there anyone here that has questions about this application ? Let the record show that there is no one here for this application.

Mr. Lantelme said As far as the application, somebody signed it and didn't fill it out right. For some of the simpler applications our clients are not hiring attorneys . Obviously.....there was no attorney there, or even if we filled it out for them, a lot of times we just filled them out. I just don't think, I know its wrong, the answer was wrong . I just don't know if there was any malice there. Months before that, I think everybody knew that they were here months before. They knew that. Probably just maybe in haste, I don't think anybody is trying to get away with anything.

Mr. Kassis said right. Initself, this has happened before. In connection with some of the other concerns, its something worth asking.

Mr. Lantelme said I know, I mean, people change their minds in trying to put a house together It's a little bit of a moving target. I think probably more important to them is the entrance to the basement, maybe its the contractor who suggested they could do it. But sometimes people's needs just fits the developing project, and thethey got. And I understand why it's a little unsettling and maybe a little distrustful. I know I'm here as the engineer and the surveyor but I have to say a little bit, you know, for my client. People change their minds. And I do think that

