

***Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 PM
Minutes Dec. 07, 2023***

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

Absent: Mr. Sutera, Mr. Corona

Mr. Kassis said we are calling the Dec.7th Zoning Meeting to order. The meeting was published in the Press Journal, according to the N.J Sunshine Law.

The Oct. 24, 2023 minutes were approved by Mr. Cleary, seconded by Mr. McCord, all present Board members were in favor.

Ms. Bauer did the roll-call .

Mr. Kassis said tonight's agenda has some changes. I don't see anyone in the audience here for any of the applications. Application 1417 is actually a resolution instead of an application.

We have no applicants. The applicant for #1418, has asked to be heard in the January's meeting due to a scheduling conflict. That was agreed to by the Board. He will not have to re-notify. The first order of business will be the memorialization of Resolution #1417, 46 Crest Drive South.

Memorialization of #1417

Mr. Van Horne Esq. officiated the memorialization:

1417 Adam Burlison

46 Crest Drive South

Block 92.04 Lot 12

<u>Description</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
<u>Front Yard Set Back</u>	<u>25 ft.</u>	<u>24.1 ft.</u>	<u>12.4 ft.</u>	<u>12.6 ft.</u>
<u>Side Yard Abutting/Lot</u>	<u>15 ft.</u>	<u>11.4 ft.</u>	<u>12.4 ft.</u>	<u>2.6 ft.</u>
<u>Other Side Yard</u>	<u>20 ft.</u>		<u>18.8 ft.</u>	<u>1.2 ft.</u>
<u>Combined Side Yards</u>	<u>35 ft.</u>		<u>30.2 ft.</u>	<u>4.8 ft.</u>
<u>Rear Yard Set Back</u>	<u>30 ft.</u>	<u>43 ft.</u>	<u>27.9 ft.</u>	<u>2.1 ft</u>
<u>Max. Livable Fl. Area (FAR)</u>	<u>39%</u>	<u>26%</u>	<u>37%</u>	
<u>Lot Frontage</u>	<u>100 ft.</u>	<u>60 ft.</u>		<u>ENC.</u>
<u>Lot Depth</u>	<u>100 ft</u>	<u>115 ft.</u>	<u>115 ft.</u>	
<u>Bldg. Coverage %</u>	<u>20%</u>	<u>18%</u>	<u>25.9%</u>	<u>5.9%</u>
<u>Impervious Coverage variable</u>	<u>33.9%</u>	<u>30%</u>	<u>41.25%</u>	<u>7.35%</u>
<u>Height of Bldg.</u>	<u>28 ft.</u>	<u>22 ft.</u>	<u>27.5 ft.</u>	
<u>Lot Area</u>	<u>10,000 sq. ft.</u>	<u>6,900 sq. ft.</u>		<u>ENC.</u>
<u>Min. Driveway side-yard</u>	<u>10 ft</u>			

Adam Burlison was granted approval to construct a new paver patio and a new wooden deck.

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1417 Adam Burlison (cont.) 46 Crest Drive South Block 92.04 Lot 12

With the stipulation by the applicant that he would remove a concrete slab, that was 5' by 9' that was used to hold the stairs which have been removed. The applicant also represented to install a seepage pit on the property used for water run-off issues. The applicant agreed to make the patio smaller, but leave the existing deck as is. The applicant also stipulated that the front porch, which is going to be a covered front porch, would never be enclosed. And the last stipulation was that the applicant stipulates to reduce the patio by 12' by 10'. Reducing the square footage by 34 sq.ft'.

The application was approved.

A vote was taken to approve the memorialization of application #1417. The memorialization was approved.

Application #1416

1416 Maximilian Moehlan 17 Cherry Court Block 28 Lot 20

<u>Description</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
<u>Front Yard Set Back</u>	<u>25'</u>	<u>25.1'</u>	<u>25.1'</u>	
<u>Side Yard Abutting/Lot</u>	<u>15'</u>	<u>12.4'</u>	<u>12.4'</u>	<u>ENC</u>
<u>Other Side Yard</u>	<u>15'</u>	<u>12.4'</u>	<u>12.4'</u>	<u>ENC</u>
<u>Combined Side Yards</u>	<u>35'</u>	<u>28.8'</u>	<u>28.8'</u>	<u>ENC</u>
<u>Min. Rear Yard</u>	<u>30'</u>	<u>32.5'</u>	<u>32.5'</u>	
<u>FAR</u>				
<u>Height of Building</u>				
<u>Lot Frontage</u>	<u>100'</u>	<u>75'</u>	<u>75'</u>	<u>ENC</u>
<u>Lot Depth</u>	<u>100'</u>	<u>100'</u>		
<u>Bldg. Coverage %</u>	<u>20%</u>			
<u>Impervious Coverage Within 125' lot line</u>	<u>32.4%</u>	<u>36.8%</u>	<u>40.4%</u>	<u>8 %</u>
<u>Lot Area</u>	<u>10,000 sf</u>	<u>7,500 sf</u>	<u>7,500 sf</u>	<u>ENC</u>

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1416 Maximilian Moehlan (cont.) 17 Cherry Court Block 28 Lot 20

Maximilian Moehlan was before the Sept 28 2023 Zoning Board for approval.

He would like to widen their driveway.

The applicant agreed to limit the expansion to 3'

Mr. Kassis said to reverse the order (*of the Agenda*). The application that was heard for 17 Cherry Court, #1416, the information requested was provided to the town of Cresskill, between the meeting as the Board requested. The information matched what was promised in their request. I would like to have a motion to approve the application #1416, for the widening of the driveway which is 17 Cherry Court, Block 28 Lot 20, which will be limited to 3'. Could we have a motion to approve.

Mr. McCord made the motion to approve.

Mr. Bancroft seconded.

A vote was taken to approve the application. The application was granted.

Mr. Kassis said one of the items of business. Every December we make a decision, recommendation to Mayor and Council regarding the continuation of the Attorney, who has worked well over the many years.

Mr. Van Horne Esq. left the court-room.

Mr. Kassis said if there are any comments speak now. Or, if not, make a motion to continue with him for 2024. I don't think we need a motion just a consensus. Everyone in favor?

All Board members said yes.

Mr. Kassis called Mr. Van Horne Esq. to return to the court-room.

Mr. Van Horne Esq told Mr. Van Horne Esq. that his appointment was extended, subject to the Mayor and Council.

Mr. Van Horne Esq. said Thank-you all.

Mr. Kassis said Thank-you for your service and wisdom.

Mr. Kassis said there are no other official meetings before the Board tonight. I would like a motion to adjourn the meeting, and have a quick year-end synopsis of what we are headed into 2024.....I will do that off-line.

Mr. McCord made the motion to adjourn.

Ms. Westerfeld seconded

Meeting adjourned at 7:49 pm