

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting
Minutes June 28, 2018**

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

The meeting was called to order at 8:01 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 May 24, 2018 meeting were approved. (Mr. McCord, Mr. Kassis)

Applications

1327 Robert & Milanka Lippman 65 HillsideAve B 76 L 59

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	57.4'		
Side Yard Abutting/Lot	15 ft	7.4'		
Other Side Yard	20 ft	12'		
Combined Side Yards	35 ft	19.4		
Side Yard Set Back For accessory building	5 ft	1.6'		
Max. Area of accessory building	600 sq.ft	487 sq.ft		
Lot Frontage	100 ft	50 '		
Lot Depth	100 ft	294.18 '		
Bldg Coverage %	20%	15.58%		
Impervious lot Coverage	35%	54.88%	57.28%	22.28%
Height of accessory bldg	15 ft	13'		
Lot Area.	10,000 sq.ft	14,709 sq.ft		
Driveway from Prop. line.	10'	0'	0'	10'
Driveway Encroachment	10' from side yard	0'	0'	10'

The applicant was denied an application for a circular driveway on 04/26/2018

Robert & Milanka Lippman were sworn in.

Ms. Lippman testified that they are proposing to widen the front of the driveway from the street up to the house about 12' before the house. To just make it 8' wider so that we can park our cars at the side also and also go in the back. We have a very long narrow driveway. We are removing the sidewalk / walkway down the center. So we are only adding 2.4%' to the variance from the existing which is at 54.88%

Ms. Furio asked so you are not making another curb cut, you are just coming up at an angle with the existing entrance. The little circles here, are they going to be steppers ?

Ms. Lippman said they are going to be slate. So you can step towards the house.

Ms. Furio said and everthing else remains the same.

Ms. Lippman said correct.

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Ms. Furio said it looks like you're putting flower beds in front.

Ms. Lippman said that's already there.

Ms. Furio said removing the existing walkway and adding this driveway only raises it by 2.4%.

Ms. Furio asked does anyone on the board have any questions or comments based on the proposed driveway ?

Mr. McCord said I'd to thank-you for considering our proposal ,

Ms. Lippman said we tried with what we thought was best, but this was 2nd best.

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

Mr. Robert Reinemann (45 Hillside Ave.) requested to see the plan. **Ms. Lippman** showed him the plan and explained the features..

Mr. Robert Reinemann (45 Hillside Ave) was sworn in.

Mr. Van Horne asked if he wished to give any testimony for or against the application.

Mr. Reinemann said that he has no problems with this'

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

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

Mr. McCord made the motion to approve the application

Mr. Corona seconded.

The application was granted.

Ms. Lippman asked when could they start the project.

Ms. Furio explained that they would have to wait for the memorialization of the application.

Memorializations

none