

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Minutes June 25, 2020**

Page 1 of 6

Present in Person: Ms. Furio, Mr. Kassis, Ms. Schultz-Rummel,
Mr. Jack Van Horne (Board Attorney), Ms. Bauer (recording secretary)

Present in Zoom: Ms. Batistic, Mr. Cleary, Mr. Corona, Mr McCord, Ms. Westerfeld

Ms. Furio chaired the meeting

Mr. Kassis hosted the Zoom attendees.

The meeting was called to order at 7:51 pm.

Ms. Furio announced that the meeting had been published as required by the Sunshine Laws of the State of New Jersey.

Mr. Kassis approved the Feb. 27, 2020 minutes

Ms. Schultz-Rummel seconded

Applications

1361 William & Lisa Ulman 135 14th Street B 128 L 230-231

Description	Required	Existing	Proposed 6/25/20	Variance 6/25/20	Proposed 2/27/20	Variance 2/27/20
Front Yard Set Back	25 ft	39.44'				
Side Yard Abutting/Lot	15 ft	0.19	7'	8'	7'	8'
Other Side Yard	20 ft	10.63'	10.53'	9.47	10.53'	9.47
Combined Side Yards	35 ft	10.82'	17.53'	17.47'	17.53'	17.47'
Rear Yard Set Back	30 ft	78.5'	52.2			
Max. Livable Fl. Area (FAR)	39%	22.5%	38.9%		43.2%	6.18%
Lot Frontage	100'	40'		ENC		ENC
Lot Depth	100'	150'				
Bldg. Coverage %	20%	19.6%	24.9%	4.9%	25.3%	5.3%
Impervious Coverage variable	35%	33.7%	37.8%	2.8%	38.2%	4.3%
Height of Bldg	28'	27.2'	27.2'		27.2'	
Lot Area	10,000 sq.ft	6000 sq.ft		ENC		ENC
Min.Driveway side-yard	10'					

The application is carried from the Feb. 27 ZBOA meeting.

The additional columns have been included for comparison with figures proposed on 2/27/20

Mr. William Ulman was sworn in.

Mr. Ulman thanked the Board and expressed his appreciation that his case was being heard during the Pandemic.

Mr. Ulman said that since the last hearing, they had re-configured the proposed structure to eliminate the FAR and also have a slight reduction in Impervious and Building Coverage.

Ms. Furio asked Mr. Ulman to repeat his testimony because some of the Zoom attendees had not heard it clearly.

Mr. Ulman repeated his testimony.

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Minutes June 25, 2020**

Page 2 of 6

1361 (Cont.) William & Lisa Ulman 135 14th Street B 128 L 230-231

Ms. Florio said that she had compared the previous plan with the present one, and said that Mr. Ulman had done a nice job.

Mr. Ulman thanked Ms. Furio and said that he would tell the architect.

Ms. Furio asked does anyone on the Board have any questions or comments based on the plan as reviewed from the recommendation from the last meeting.

Ms. Batistic said that the FAR and Impervious Coverage had been computed using the actual 150' lot depth instead of the 125' as specified in the Zoning ordinance.

Mr. Ullman said that's correct, I have the document here, but it's a sliding scale. At 50' wide its 35%. On the sliding scale it's based on the width.

Mr. Van Horne said Margit is talking about the depth. Where the calculations are supposed to be made based on just the first 125'.

There was a discussion among the Board members.

According to Ordinance 275-35 NOTES:

1. Floor area ratio impervious coverage expressed as percentage of the lot area within 125 feet of the street line.

Ms. Batistic said I don't have a problem, I like what they did. They did a great job, they reduced it. But I think if we are going to approve this tonight, that the numbers should be correct. Our ordinance says that FAR and Impervious Coverage percentage of lot area within 125' from the street line. So the FAR should be 46.7% and Impervious Coverage 45.3%. Again, I don't have a problem with it, but if we are approving it, I think the numbers should be correct.

Ms. Furio said motion to approve ?

Mr. Kassis said I'll make the motion

Ms. Batistic seconded.

The application was granted.

Ms. Furio advised Mr. Ullman that the application would be memorialized at next month's meeting. On the next day after the meeting, he can apply to the Building Dept. for the permit.

Continued next page

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Minutes June 25, 2020**

Page 3 of 6

1362 Jeffrey & Lenore Gould (IXAM Rlty) 73 Jackson Dr B 303 L 5

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	50 ft	55.44 ft		
Side Yard Abutting/Lot	30 ft	31'	10'	20'
Other Side Yard	30 ft	42'	42'	
Combined Side Yards	60ft	73'	52'	8'
Rear Yard Set Back	75 ft	77.85'	54.9'	20.1'
Max. Livable Fl. Area (FAR)	20%	11.01%	16.53%	
Lot Frontage	150'	249.1 ft	249.1 ft	
Lot Depth	200'	251.28 ft	251.28 ft	
Bldg. Coverage %	12.5%	9.07%	11.58%	
Impervious Coverage variable	35%	21.78%	24.03%	
Height of Bldg	33'	29 ft	33 ft	
Lot Area	40,000 sq.ft	43,393.9 sq.ft	43,393.9 sq.ft	
Min.Driveway side-yard				

Mr. & Mrs. Gould propose to construct an addition.

The applicant had requested that the hearing be rescheduled to the July 23, 2020 ZBOA meeting.

Continued next page

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Minutes June 25, 2020**

Page 4 of 6

1363 Carol Florio 304 Brookside Ave B 193 L 3

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	31.34 ft	31.34 ft	
Side Yard Abutting/Lot	15 ft	14.92 ft	14.02 ft	5.98 ft
Other Side Yard	20 ft			
Combined Side Yards	35 ft	41.6 ft	29.27 ft	5.73 ft
Rear Yard Set Back	30 ft	50.1 ft	46.89 ft	
Max. Livable Fl. Area (FAR)	33.6%	10.57%	12.82%	
Lot Frontage	100 ft	79 ft	79 ft	ENC
Lot Depth	100 ft	100 ft	100 ft	
Bldg. Coverage %	20%	11.38%	13.63%	
Impervious Coverage variable	32%	25.19%	27.12%	
Height of Bldg	28'	21.29 ft	21.29 ft	
Lot Area	10,000 sq.ft	8901 sq.ft		ENC
Min.Driveway side-yard				

Ms. Florio proposes to construct a one story addition

Neither the applicant nor the architect, Mr. Hubschman, were in attendance.

Ms. Furio phoned the applicant, Ms. Florio.

Ms. Florio said she had not been notified By Mr. Hubschman.

Ms. Furio said that the application would be carried to the July 23, 2020 ZBOA meeting, and that the Board secretary, Bobbi Bauer, would phone her the next morning to answer any questions.

Continued next page

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Minutes June 25, 2020**

Page 5 of 6

Memorialization

1358 Omar Espinosa 418 Knickerbocker. B 101 L 19

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	27.7'	27.7'	
Side Yard Abutting/Lot	15 ft	8.0'	8'	7'
Other Side Yard	20 ft	9.6'	9.6'	10.4'
Combined Side Yards	35 ft	17.6'	17.6'	17.4'
Rear Yard Set Back	30 ft	45.25'	43.58'	
Max. Livable Fl. Area (FAR)	37.02% 2298 sq.ft	16.60% 1031 sq.ft	30.06% 1867 sq.ft	
Lot Frontage	100'	60'	60'	ENC
Lot Depth	100'	103.45'	103.45'	
Bldg. Coverage	20% 1241 sq.ft	16.6% 1031 sq.ft	17.46% 1084 sq.ft	
Impervious Coverage	33.9%	29.94% 1859 sq.ft	26.62% 1653 sq.ft	
Height of Bldg	28'	19.20'	27.60'	
Lot Area	10,000 sq.ft	6208 sq.ft		
Min.Driveway side-yard	10'			

The applicant was granted the above variances for a second story addition.

1359 Caitlin Stratton 39 Pershing Place B 134 L 370

Description	Required	Existing	Proposed	Variance
Driveway setback	10 ft		4.6 ft	5.4 ft

The applicant was granted the above variance to expand her driveway.

Continued Next Page

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Minutes June 25, 2020**

Page 6 of 6

Memorialization (cont.)

1360 Walter Hong 138 Brookside Ave. B 119 L 58

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	27.42'	26'	
Side Yard Abutting/Lot	15 ft	7.81'	7.81'	7.19'
Other Side Yard	20 ft	9.78'	9.78'	10.22'
Combined Side Yards	35 ft	17.59'	17.59'	17.41'
Rear Yard Set Back	30 ft	44.19'	30'	
Max. Livable Fl. Area (FAR) variable	37.02% 2221 Sq.Ft	24.3% 1458 sq.ft	41.56% 2494 sq.ft	4.54%
Lot Frontage	100'	60'	60'	
Lot Depth	100'	100'	100'	
Bldg. Coverage %	20% 1200 sq.ft	17.38% 1043 sq.ft	23.21 % 1393 sq.ft	3.21%
Impervious Coverage variable	33.9%	31.67% 1900 sq.ft	32.11% 1926 sq.ft	
Height of Bldg	28'	21'	28'	
Lot Area	10,000 sq.ft	6000 sq.ft		
Min.Driveway side-yard	10'			

The applicant was granted the above variances to construct an addition

The meeting was adjourned at 8:30 pm