

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Minutes Feb. 24, 2022**

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

Absent : Ms. Batistic, Mr. Corona, Mr. McCord

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

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

The Jan. minutes were approved by Mr. Cleary and seconded by Ms. Westerfeld

Mr. Kassis introduced the Memorialization of application 1386.

Memorializations

1386 Rotem & Yael Lavon 70 Heather Hill Rd B 1.05 L 12

Description	Required	Existing	Proposed	Variance
Front Yard Set Back (Heatherhill)	25'	29.6'	27.6'	
Front Yard Set Back (Carleton)	25'	25.5'	25.5'	
Side Yard Abutting/Lot	15'	10.2'	10.2'	4.8'
Other Side Yard	20'	na	25.5'	
Combined Side Yards	35'	na	35.7'	
Min. Rear Yard	30'	32.26'	30.18'	
FAR	34.32% (2544SF)	14.08% (1044 SF)	37.76%	3.44%
Height of Building	2 ½ STY 28'	1 STY	2 ½ STY 29.75'	1.75'
Lot Frontage	100'	155'	155'	
Lot Depth	100'	100'	100'	
Bldg. Coverage %	20% (1482 SF)	25.62% (1900 SF)	19.77% (1466 SF)	
Impervious Coverage variable	32.4% (2402 SF)	41.99% (3113 SF0)	31.18% (2908 SF)	
Lot Area	10,000 sq.ft	7,414 Sq.ft		enc

The applicant was granted the above variances to add 1 ½ stories and renovate, an existing single-family house.

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Re-organization

The Re-organization was postponed to the next meeting because only 4 members of the Board were present.

The ZBOA meeting was adjourned at 7:55 pm.