

**Borough of Cresskill
Zoning Board of Adjustment
Minutes Feb. 23, 2017**

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

The meeting was called to order at 8:03 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 Jan. 26, 2017 meeting were approved.

Applications

1288 Nicholas and Elefteria Stathatos 256 E. Madison Ave Block 92.08 Lot 1

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'			
Side Yard Abutting/Lot	15'		9.75'	5.25'
Combined Side yards	35'		31.75'	3.25'
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	Variable 34.32 %		40.21 %	5.89%
Lot Frontage	100'		75'	25'
Lot Depth	100'			
Bldg Coverage %	20%		21.85%	1.85%
Impervious Coverage	Variable 32.4%		48.11%	15.71%
Height	28'			
Lot Area.	10,000 sq.ft	9177.72 sq.ft		TECH
Driveway from Prop. line.	10'			

The applicant proposes to construct a new single family home at the above address

The application is carried from the Oct. 27, 2016 ZBOA meeting.

The ZBOA has requested that Architectural plans be provided for each member of the board.

Neither the applicants nor their representative attended.

The application was dismissed.

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