

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda June 24, 2021**

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1. Approval of minutes.
2. Applications
3. Memorialization

Application

1379 Michael Brusco

106 Morningside Ave

B 164 L 601

| Description | Required | Existing | Proposed May 27 | Variance May 27 | Proposed June 24 | Variance June 24 |
|-------------------------------------|-----------------|-----------------|----------------------------|----------------------------|-----------------------------|-----------------------------|
| Front Yard Set Back | 25 ft | 22' | 22' | ENC | | |
| Side Yard Abutting/Lot | 15 ft | 12.25' | 10.5' | 4.5' | 12.25' | 2.75' |
| Other Side Yard | 20 ft | 12.25 | 12.25 | ENC | | |
| Combined Side Yards | 35 ft | 24.5' | | ENC | | |
| Rear Yard Set Back | 30' | 30' | 16.1' | 13.9' | 18' | 12' |
| Max. Livable Fl. Area (FAR) | 35.94% | | | | | |
| Lot Frontage | 100 ft | 62.5' | | | | |
| Lot Depth | 100 ft | 100' | | | | |
| Bldg. Coverage % | 20% | 25.23% | 29.82% | 9.82% | | |
| Impervious Coverage variable | 33.70% | 33.6% | 36.11% | 2.41% | 37.54% | 3.84% |
| Height of Bldg | 28' | | | | | |
| Lot Area | 10,000 sq.ft | 6250 sq.ft | | | | |
| Min.Driveway side-yard | 10' | | | | | |

The applicant proposes to construct a patio. 12' by 20.5'

The application was carried from the May 27, 2021 ZBOA meeting

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| Description | Required | Existing | Proposed | Variance |
|------------------------------|--------------|---------------------|---------------------|----------|
| Front Yard Set Back | 25' | 24.3 | 55.7' | |
| Side Yard Abutting/Lot | 15' | 4' Left side | 4' Left side | 11' |
| Other Side Yard | 20' | 16.56 Right side | 16.56 Right side | 3.44' |
| Combined Side Yards | 35' | 20.56' | 20.56 | 14.44' |
| Min. Rear Yard | 30' | 120' | 120' | |
| FAR | 35% | 24.39% | 29.38% | |
| Height of Building | 28' | 22' | 27.5' | |
| Lot Frontage | 100' | 50.84' | 50.84' | |
| Lot Depth | 100' | 195.17' | 195.17 | |
| Bldg. Coverage % | 20% | 14.5% | 14.5% | |
| Impervious Coverage variable | 35% | 26.5% | 26.5% | |
| Lot Area | 10,000 sq.ft | 9,922.45 Sq.ft | | |

Notice of Hearing to be provided.

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1381 Antonio Manfredonia

15 East Madison Ave

B 80 L 9.01

| Description | Required | Existing | Proposed | Variance |
|--|--------------------------|------------------------|-----------------|-----------------|
| Min. Lot Area | 10,000 sq.ft | 10,750 sq.ft | | conforms |
| Min. Lot Frontage | 100 ft | 64.33' | | ENC |
| Lot Depth | 100 ft | 102' | | conforms |
| Front Setback w/ Parking in Front | 40 ft | 71.3' | No change | conforms |
| Rear Yard Setback | 30' | 2.17' | No change | ENC |
| Side Yard Setback | 0.0' | 4.5' | No change | conforms |
| Total Both Side Yards | 30 ft | 59.24' | No change | conforms |
| Max. Building Coverage | 50% (5,365sq.ft) | 14.17% (1523sq.ft) | No change | conforms |
| Max. FAR – 1 st floor of 2 Story Bldg | 13.95% (1500 sq.ft) | 9.9% (1068 sq ft) | No change | conforms |
| Min FAR for Business | 3.72% Min (400 sq.ft) | 14.17% (1523 sq.ft) | No change | conforms |
| Min Room Width for Businesses | 12' | TBD | No change | conforms |
| Off-Street Parking Spaces | 1 per 5 seats | 10 | No change | conforms |
| Building Height | 2 story/ 31' | 22.02 | No change | conforms |

The applicant proposes to build a Pergola in front of the Farmhouse Café

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1382 Chris Forgione 121 6th St B 47 L 704-707

| Description | Required | Existing | Proposed | Variance |
|---------------------------------|-----------------------------|----------|--------------------------|----------|
| Front Yard Set Back | 25' | 25.17 | | |
| Side Yard Abutting/Lot | 15' | 11.07 | | |
| Other Side Yard | 20' | | | |
| Combined Side Yards | 35' | | | |
| Min. Rear Yard | 30' | | | |
| FAR | 35% | | | |
| Height of Building | 28' | | | |
| Lot Frontage | 100' | 100' | | |
| Lot Depth | 100' | 100' | | |
| Bldg. Coverage % | 20% | | | |
| Impervious Coverage variable | 35% | | | |
| Lot Area | 10,000 sq.ft | | | |
| Fence (side yard) | 4' high 50% open | | 6' high solid | |

The applicant is seeking approval for his existing 6' PVC fence.

Memorialization

There are no Memorializations for the June 24, 2021 session of the ZBOA