

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

1. Approval of minutes.
2. Applications
3. Memorialization
4. Reorganization (annual)

Applications

1388 Peter & Dana Luppino		66 Pershing Place		B 136 L 310	
Description	Required	Existing	Proposed	Variance	
Front Yard Set Back	25'	25'	25'		
Side Yard Abutting/Lot	15'	15.43'	15.43		
Other Side Yard	20'	25.0'	25.0'		
Combined Side Yards	35'	40.43'	40.43		
Min. Rear Yard	30'	32.83'	32.83'		
FAR	30%	18.5%	18.5%		
Height of Building	28'	27.7'	27.7'		
Lot Frontage	100'	100'	100'		
Lot Depth	100'	135'	135'		
Bldg. Coverage %	20%	19.99%	19.99%		
Impervious Coverage variable	30.1%	29.13%	32.61%	2.61%	
Lot Area	10,000 Sq.ft	13,500 Sq.ft	13,500 Sq.ft		

The applicants are before your board for approval. They propose to extend their patio in the back-yard by 375 s.f. at the above referenced address.

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1389 Avi Bacalu 300 County Rd B 72 L 1.02

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	78.2	78.2	
Side Yard Abutting/Lot	15'	6.9'	6.9'	enc
Other Side Yard	20'	7.1	7.1'	enc
Combined Side Yards	35'	14.0'	14.0'	enc
Min. Rear Yard	30'	157.6'	157.6'	
FAR				
Height of Building	28'	25'	25'	
Lot Frontage	100'	59.46'	59.46'	enc
Lot Depth	100'	283.14'	283.14'	
Bldg. Coverage %	20%	12.9%	12.9%	enc
Impervious Coverage variable	34%		61.1% + 1.5%	28.6%
Lot Area	10,000 Sq.ft	16927 Sq.ft	16927 Sq.ft	

The applicant is before your board for approval. He would like to extend the pool patio at the above referenced address.

The pool coping is not included in the proposed application. Only water's surface is exempt. 1.5% was added to reflect the total amount of Impervious Coverage.

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1387 Teri Augustine 74 Hillside Ave B 85 L 52

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	31.5'	31.5'	
Side Yard Abutting/Lot	15'	10.7', 11.0'	10.7', 11.0'	4.3'
Other Side Yard	20'	11.0'	11.0'	9.0'
Combined Side Yards	35'	21.7'	21.7'	13.3'
Min. Rear Yard	30'	70'	70'	
FAR	37.02%	29.98%	29.98%	
Height of Building	28'	25'	25'	
Lot Frontage	100'	60'	60'	enc
Lot Depth	100'	150'	150'	
Bldg. Coverage %	20%	18.52%	18.52%	
Impervious Coverage variable	33.9%	32.5%	32.5%	
Lot Area	10,000 Sq.ft	9000 Sq.ft	9000 Sq.ft	enc

The applicant is before your board for approval. The structure in the rear of the above referenced address was removed with no permits nor zoning approval.

Memorialization

none

Re-organization (annual)