

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda Apr. 28, 2022**

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

Application

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.

The application was on the March 24, 2022 agenda. It was dismissed because neither the applicant nor his/her representative attended the meeting.

Note: This application can be approved if, and only if, all other outstanding issues and fines, in regard to the above property, are resolved.

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Memorialization

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 were granted approval to extend their patio by 375 s.f.,
This grant is subject to approval by the Building Department that the seepage pits are adequate to
accommodate the increase in Impervious Coverage.**

