

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

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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**1381 Antonio Manfredonia                      15 East Madison Ave                      B 80   L 9.01**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Min. Lot Area	10,000 sq.ft	10,750 sq.ft		conforms
<b>Min. Lot Frontage</b>	<b>100 ft</b>	<b>64.33'</b>		<b>ENC</b>
Lot Depth	100 ft	102'		conforms
Front Setback w/ Parking in Front	40 ft	71.3'	No change	conforms
<b>Rear Yard Setback</b>	<b>30'</b>	<b>2.17'</b>	No change	<b>ENC</b>
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 <sup>st</sup> 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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