# Borough of Cresskill Zoning Board of Adjustment Public Meeting 8 pm Agenda Apr. 26, 2018

- 1. Call to order
- 2. Roll Call
- 3. Approval of minutes.
- 4. Applications
- 5. Memorialization

# **Applications**

1327 Robert & Milanka	Lippman 65	HillsideAve	B 76 L 59		
Description	Required	Existing	Proposed	Variance	
	50.0	55.4			
Front Yard Set Back	50 ft	57.4'			
Side Yard Abutting/Lot	15 ft	7.4'			
Other Side Yard	20 ft	12'			
Combined Side Yards	35 ft	19.4			
Side Yard Set Back	5 ft	1.6'			
For accessory building					
Max. Area of accessory building	600 sq.ft	487 sq.ft			
Lot Frontage	100 ft	50 '			
Lot Depth	100 ft	294.18 '			
Bldg Coverage %	20%	15.58%			
Impervious lot	35%	54.88%	64.5%	29.5%	
Coverage					
Height of accessory bldg	15 ft	13'			
Lot Area.	10,000 sq.ft	14,709			
		sq.ft			
Driveway from Prop.	10'	0'	0'	10'	
line.					
<b>Driveway Location</b>	50' between		30'	20'	
	Curb Cuts				
Driveway	10' from		0'	10'	
Encroachment	side yard				

The applicant would like to construct a circular driveway

**Continued Next Page** 

Page 1 of 3

# Borough of Cresskill Zoning Board of Adjustment Public Meeting 8 pm Agenda Apr. 26, 2018

Page 2 of 3

1328 Ramapo Developers LLC		75 Delmar Ave		B 158 L 60
Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	30.5'	20.30'	4.7'
Side Yard Abutting/Lot	15 ft	8.00'	10.92'	4.08'
Other Side Yard	20 ft	20.3'	20.3	
<b>Combined Side Yards</b>	35 ft	28.3'	31.22'	3.78'
Rear Yard Set Back	30 ft	30'	24'	6'
Max.Livable Fl. Area				
FAR	35.22	31.48	36.58%	1.36%
Lot Frontage	100 ft	75.71'		Tech
Lot Depth	100 ft	100'		
Bldg Coverage %	20%	18.17	22.96%	2.96%
Impervious lot Coverage	Variable	40.05%	31.2%	
	32.9%			
Height	28 ft	21.05' ft	27.45 ft	
Lot Area.	10,000 sq.ft	6978.54 sq.ft		Tech

The applicant (Mr. DeCarlo) would like to construct an addition.

**Continued Next Page** 

## Borough of Cresskill Zoning Board of Adjustment Public Meeting 8 pm Agenda Apr. 26, 2018

Page 3 of 3

#### **Memorialization**

1268 Care One at Dunroven221 County RdBlock 71 Lot 13-14The applicants were granted a one-year extension of the Resolution 1268 approvalsfrom the June 30, 2017 expiration date to June 30, 2018.

1326 Masahiko Fukano41 Allen StBlock 73.01Lots 35.01The applicant was granted the following variances to construct a pool.

The applicant must submit a revised plan with the following modifications :

Pool equipment moved to the right side of the pool

Patio Bump-out on the left side of the pool removed.

The area between the deck and the pool squeezed back.

Reduced size of the patio on the left side of the pool.

A fence appropriate for children (like those used for school yards)

No removal of foliage (arbor vitas) at the back of the property

1326 Masahiko Fukano	41 Allen St		Block 73.01 Lots 35.01	
Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft			
Pool Side Yard	15 ft		15.7'	
Abutting/Lot				
Other Pool Side Yard	20 ft		9.2'	10.8'
Combined Pool Side	35 ft		24.9'	10.1'
Yards				
House Side Yard	15'	10'		
Abutting /Lot				
House Other Side Yard	20'	10'		
Rear Yard Set Back	30'			
Max. Livable Fl.Area	(variable)			
FAR	36.12%			
Lot Frontage	100 ft	50'		Tech
Lot Depth	100 ft	180'		Tech
Bldg Coverage %	20%			
Impervious Coverage	(variable)			
-	35%		39%	4%
Height	28 ft			
Lot Area.	10,000 sq.ft	9,000 sq.ft		Tech