Borough of Cresskill Zoning Board of Adjustment Public Meeting 7:30 pm Agenda Oct. 22, 2020

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

Applications

1366 Yaniv Iluz		37 7 th St.		B60L6
Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	25.2'	25.2'	
Side Yard Abutting/Lot	15 ft	18.4'	18.4'	
Other Side Yard	20 ft			
Combined Side Yards	35 ft	38.2'	38.2'	
Rear Yard Set Back	30 ft	36.5'	36.5'	
Max. Livable Fl. Area	30.%			
(FAR)				
Lot Frontage	100 ft	80 ft		
Lot Depth	100 ft	105.54 ft		
Bldg. Coverage %	20%	20.0%		
Impervious Coverage	31.9%	30.5%	40.4%	8.5%
variable				
Height of Bldg	28'			
Lot Area	10,000 sq.ft	8,482 sq.ft		
Min.Driveway side-yard	10'			

Mr. Iluz is before the ZBOA, he proposes to install an in ground pool.

The application was carried from the last meeting, neither applicant nor his representative attended. The applicant was notified by phone. He said that the engineer would attend the 10/24/2020 ZBOA meeting

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1367 Matthew Impagliazzo		497 Piermont Ave	B 68 L 19	
Description	Required	Existing	Proposed	Variance
Front Yard Set Back	40 ft		21.1' (irregular)	18.9'
Side Yard Abutting/Lot	15 ft		15'	
Other Side Yard	20 ft		23.5'	
Combined Side Yards	35 ft		38.5'	
Rear Yard Set Back	50 ft	45'	180'	
Max. Livable Fl. Area (FAR)	25%		12.7%	
Lot Frontage	100 ft	20.4'	20.4'	ENC
Lot Depth	150 ft		382.73'	
Bldg. Coverage %	15%		8.2%	
Impervious Coverage variable	30%		27.1%	
Height of Bldg	28'		27.75'	
Lot Area	15,000 sq.f	t 53,900 sq.ft		
Min.Driveway side-yard	10'		0	10'

Mr Impagliazzo is before the ZBOA, he proposes to partially reconstruct and alter the home at the above address.

The applicant has not yet submitted: the Affidavit of Service, the proof of certified mailing to owners within 200', the proof of publication in a local newspaper.

Notified applicant. The required documents will be delivered before 10/19/2020

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1368 John Morgan	122 Tr	uman Drive	B 91.09 L 5		
Description	Required	Existing	Proposed	Variance	
Front Yard Set Back	50 ft	54.83'	No change		
Side Yard Abutting/Lot	30 ft	34.75'	No change		
Other Side Yard		30'	No change		
Combined Side Yards	60 ft	64.75'	No change		
Rear Yard Set Back	75 ft	92'	No change		
Max. Livable Fl. Area (FAR)	20%	17.7%	No change		
Lot Frontage	150 ft	178.62'			
Lot Depth	200 ft	224.22'			
Bldg. Coverage %	12.50%	15,26%	17.1%	4.6%	
Impervious Coverage	35%	38.60%	40%	5%	
variable					
Height of Bldg	33'	27.75'	No change		
Lot Area	40,000 sq.ft	40,050 sq.ft			
Max. Accessory Structure Area	600 sq.ft	62 sq.ft	720 sq.ft	120 sq.ft	
Height of Garage	15'		15'		

Mr Morgan is before the ZBOA, he proposes to construct a detached 2-car garage.

Memorialization

NONE