

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 7:30 pm  
Agenda July 22, 2021**

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

**Application**

<b>1380 Erland Castillo</b>		<b>22 Jefferson Ave</b>		<b>B 66 L 5</b>	
<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>	
Front Yard Set Back	25'	24.3	55.7'		
<b>Side Yard Abutting/Lot</b>	<b>15'</b>	<b>4' Left side</b>	<b>4' Left side</b>	<b>11'</b>	
<b>Other Side Yard</b>	<b>20'</b>	<b>16.56 Right side</b>	<b>16.56 Right side</b>	<b>3.44'</b>	
<b>Combined Side Yards</b>	<b>35'</b>	<b>20.56'</b>	<b>20.56</b>	<b>14.44'</b>	
Min. Rear Yard	30'	120'	120'		
FAR	35%	24.39%	29.38%		
Height of Building	28'	22'	27.5'		
Lot Frontage	100'	50.84'	50.84'		
Lot Depth	100'	195.17'	195.17		
Bldg. Coverage %	20%	14.5%	14.5%		
Impervious Coverage variable	35%	26.5%	26.5%		
Lot Area	10,000 sq.ft	9,922.45 Sq.ft			

**The applicant proposes to construct an addition**

**The application was carried from the June 24 2021 meeting.**

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**Application**

**1384 Chris Forgione                      121 6<sup>th</sup> St                      B 47 L 704-707**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25'	25.17		
Side Yard Abutting/Lot	15'	11.07		
Other Side Yard	20'			
Combined Side Yards	35'			
Min. Rear Yard	30'			
FAR	35%			
Height of Building	28'			
Lot Frontage	100'	100'		
Lot Depth	100'	100'		
Bldg. Coverage %	20%			
Impervious Coverage variable	35%			
Lot Area	10,000 sq.ft			
<b>Fence (side yard )</b>	<b>4' high 50% open</b>		<b>6' high solid</b>	

**The applicant is seeking approval for his existing 6' PVC fence.**

**The application was carried from the June 24 2021 meeting.**

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**1382 Sokoi Lumaj 110 6<sup>th</sup> St B 48 L 688-690**

**The applicant proposes to construct a new single family dwelling**

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**Application**

**1383 Richard & Susan Gonci 424 Knickerbocker Rd B 101 L 16**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25'			
Side Yard Abutting/Lot	15'			
Other Side Yard	20'			
Combined Side Yards	35'			
<b>Min. Rear Yard</b>	<b>30'</b>		<b>19.6</b>	<b>10.4'</b>
FAR	34.32%			
Height of Building	28'			
Lot Frontage	100'	<b>60'</b>		
Lot Depth	100'	104'		
Bldg. Coverage %	20%			
Impervious Coverage variable	32.4%			
Lot Area	10,000 sq.ft			

**The applicants propose to construct a 12' by 16' deck.**

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**Memorialization**

**1379 Michael Brusco**

**106 Morningside Ave**

**B 164 L 601**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed May 27</b>	<b>Variance May 27</b>	<b>Proposed June 24</b>	<b>Variance June 24</b>
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 was granted the above variances to construct a patio 12' by 20.5'**

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**Memorialization**

**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 proposed to build a Pergola in front of the Farmhouse Café.**

**The Zoning Board granted the application with the provision that the application be reviewed by the Planning Board, and that the applicant complies with any and all requirements and modifications designated by the Planning Board .**