## Borough of Cresskill

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

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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 | $25^{\prime}$ | $31.5^{\prime}$ | $31.5^{\prime}$ |  |
| Side Yard <br> Abutting/Lot | $\mathbf{1 5}^{\prime}$ | $\mathbf{1 0 . 7}^{\prime}, \mathbf{1 1 . 0}^{\prime}$ | $\mathbf{1 0 . 7}^{\prime}, \mathbf{1 1 . \mathbf { 0 } ^ { \prime }}$ | $\mathbf{4 . 3}^{\prime}$ |
| Other Side Yard | $\mathbf{2 0}$ | $\mathbf{1 1 . 0}^{\prime}$ | $\mathbf{1 1 . 0}^{\prime}$ | $\mathbf{9 . 0}^{\prime}$ |
| Combined Side <br> Yards | $\mathbf{3 5}$ | $\mathbf{2 1 . 7}$ | $\mathbf{2 1 . 7}^{\prime}$ | $\mathbf{1 3 . 3}^{\prime}$ |
| Min. Rear Yard | $30^{\prime}$ | $70^{\prime}$ | $70^{\prime}$ |  |
| FAR | $37.02 \%$ | $29.98 \%$ | $29.98 \%$ |  |
| Height of Building | $28^{\prime}$ | $25^{\prime}$ | $25^{\prime}$ |  |
| Lot Frontage | $100^{\prime}$ | $60^{\prime}$ | $60^{\prime}$ | enc |
| Lot Depth | $100^{\prime}$ | $150^{\prime}$ | $150^{\prime}$ |  |
| Bldg. Coverage \% | $20 \%$ | $18.52 \%$ | $18.52 \%$ |  |
| Impervious Coverage <br> 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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## Application

1390 Jason Bender 85 Grant Ave $18 \quad$ L 3

| Description | Required | Existing | Proposed | Variance |
| :--- | :--- | :--- | :--- | :--- |
| Fence <br> (front facing) | 4 ft |  |  |  |
| $75 \%$ open |  | 6 ft |  |  |
| $100 \%$ solid |  |  |  |  |

## The applicant is seeking approval to replace the existing fence

## The following is an excerpt of the relevant Cresskill ordinance

§ 275-129 Location and height of fences.
[Amended 6-20-2018 by Ord. No. 18-14-1526]
A.

A fence permit shall be issued by the Construction Official upon approval of a zoning application.
B.

No fence erected on or around a residential lot or parcel of land shall exceed four feet in height above average grade. Pre-constructed fences of approved height must be installed as close to the ground as possible. The total height of the fence will not include any slight undulations of the ground, provided that $80 \%$ of the fence does not exceed the maximum approved height. No fence shall be installed on a berm or swales and shall be measured from finished grade. No fence shall be installed on a wall (except a retaining wall) making the overall height higher than the approved height for that location and shall not block water from natural runoff.

## C.

No fence shall be erected in the front yards of a standard or corner lot in any residential district unless the fence is at least $75 \%$ open, not greater than 48 inches in height above finished grade and meets $\S 275-44 \mathrm{~A}$. Fencing in the rear of a corner lot which is considered a front yard shall be allowed to be a solid four-foot fence with the approval of the Construction Official. Fencing must be painted in only one color, harmonious with the surrounding area and must not have oversized posts or columns unless approved by the Planning Board or calculated into the impervious coverage calculations. All driveway gates must be set back a minimum of 25 feet from the roadway, shall not exceed an additional $50 \%$ of the approved adjoining fence height and shall not act as a part of a pool barrier system. Fences must be constructed with the finished side away from the applicant's property.
D.

Fences shall be installed to permit flow of natural drainage and shall not cause surface water to be blocked or dammed to create ponding.

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## Memorialization

1388 Peter \& Dana Luppino 66 Pershing Place $\quad$ B $136 \quad$ L 310

| Description | Required | Existing | Proposed | Variance |
| :--- | :--- | :--- | :--- | :--- |
| Front Yard Set Back | $25^{\prime}$ | $25^{\prime}$ | $25^{\prime}$ |  |
| Side Yard <br> Abutting/Lot | $15^{\prime}$ | $15.43^{\prime}$ | 15.43 |  |
| Other Side Yard | $20^{\prime}$ | $25.0^{\prime}$ | $25.0^{\prime}$ |  |
| Combined Side Yards | $35^{\prime}$ | $40.43^{\prime}$ | 40.43 |  |
| Min. Rear Yard | $30^{\prime}$ | $32.83^{\prime}$ | $32.83^{\prime}$ |  |
| FAR | $30 \%$ | $18.5 \%$ | $18.5 \%$ |  |
| Height of Building | $28^{\prime}$ | $27.7^{\prime}$ | $27.7^{\prime}$ |  |
| Lot Frontage | $100^{\prime}$ | $100^{\prime}$ | $100^{\prime}$ |  |
| Lot Depth | $100^{\prime}$ | $135^{\prime}$ | $135^{\prime}$ |  |
| Bldg. Coverage \% | $20 \%$ | $19.9 \%^{\prime}$ | $19.99 \%$ |  |
| Impervious Coverage <br> variable | $\mathbf{3 0 . 1 \%}$ | $\mathbf{2 9 . 1 3 \%}$ | $\mathbf{3 2 . 6 1 \%}$ | $\mathbf{2 . 6 1 \%}$ |
| 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.

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## Memorialization

1389 Avi Bacalu
300 County Rd
B 72 L 1.02

| Description | Required | Existing | Proposed | Variance |
| :---: | :---: | :---: | :---: | :---: |
| Front Yard Set Back | 25' | 78.2 | 78.2 |  |
| Side Yard Abutting/Lot | 15' | 6.9 ${ }^{\prime}$ | $6.9{ }^{\prime}$ | enc |
| Other Side Yard | $20^{\prime}$ | 7.1 | 7.1 ${ }^{\prime}$ | enc |
| Combined Side Yards | 35' | 14.0' | 14.0' | enc |
| Min. Rear Yard | $30^{\prime}$ | 157.6' | 157.6' |  |
| FAR |  |  |  |  |
| Height of Building | 28' | 25' | 25' |  |
| Lot Frontage | 100' | 59.46' | 59.46' | enc |
| Lot Depth | 100' | 283.14 ${ }^{\text {' }}$ | 283.14 ${ }^{\prime}$ |  |
| Bldg. Coverage \% | 20\% | 12.9\% | 12.9\% | enc |
| Impervious Coverage variable | 34\% |  | 61.1\% + 1.5\% | 28.6\% |
| Lot Area | 10,000 Sq.ft | 16927 Sq.ft | 16927 Sq.ft |  |

The applicant was granted approval to extend the pool patio at the above referenced address.
The pool coping is not included in the proposed application. Only water's surface is exempt. $1.5 \%$ was added to reflect the total amount of Impervious Coverage.

## Re-organization (annual)

