Borough of Cresskill Zoning Board of Adjustment Public Meeting 7:30 pm Agenda Jan. 25, 2024

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

Application

418 Majid Syed & Deeba Patel	62 Merritt Ave		Block 28.01 Lot 4	
	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft.	25.5 ft.	25.5 ft.	
Side Yard Abutting/Lot	15 ft.	7.5'	7.5	ENC
Other Side Yard	20 ft.	9.6'	9.6'	ENC
Combined Side Yards	35 ft.	17.1	17.1	ENC.
Rear Yard Set Back	30 ft.	28.3 ft.	28.3 ft.	ENC
Max. Livable Fl. Area (FAR)	34.2%	NA	NA	NA
Lot Frontage	100 ft.	75 ft.	75 ft	ENC.
Lot Depth	100 ft	100.7 ft.	100.7 ft.	
Bldg. Coverage %	20%	26.2%	26.2%	ENC
Impervious Coverage variable	32.4%	39.9% (3016)	41.5% (3136)	9.1%
Height of Bldg./stories	28'/ 2.5 .	NA	NA	ENC
Lot Area	10,000 sq. ft.	7,558 sq. ft.	7,558	ENC.
Min. Dist. House to pool	15'	NA	6.4'	8.6'
Min. Side yard (pool)	15'	NA	17.4'	
Min. Rear Yard (pool)	5'	NA	17.4'	

A representative for the owners was before the Oct 26 Zoning Board for approval.

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They would like to construct a pool / patio.

The application, for the Oct. 26,2023 Zoning Meeting, was incomplete.

A revised application was delivered to Boro Hall on 11/01/2023.

The data in the above table was copied from the 'Zoning Notes' on the revised application.

On 12/20/2023 Mr. Madaio wrote a letter addressed to Chairman & Members of the Zoning Board of Adjustment.

The letter does not address the two proposed variances in the application: Impervious Coverage and Min. Dist. House to Pool. (See table on Page 2 of the letter.)

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Application

1419 Assaf Muller	98 Heather Hill Rd.		Block 1.05 Lot 5	
	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft.	24.7'	No change	
Side Yard Abutting/Lot	15 ft.	17.6'	No change	
Other Side Yard	20 ft.	17.3'	No Change	ENC
Combined Side Yards	35 ft.	34.9'	No Change	ENC
Rear Yard Set Back	30 ft.	34'	No change	
Max. Livable Fl. Area (FAR)	34.32% (2574 sf)	38.7% (2903 sf)	No change	ENC
Lot Frontage	100 ft.	75 ft		ENC
Lot Depth	100 ft	100 ft		0
Bldg. Coverage %	20% (1500 sf)	21.34% (1601sf)	No change	ENC
Impervious Coverage variable	32.4% (2430 sf)	38.62% (2897 sf)	38.33% (2875 sf)	Decreases existing non- conformity
Height of Bldg./stories	2.5 sty./ 28.0°	2.5 sty./ 28.0°	No change	
Lot Area	10,000 sq. ft.	7,500 sq.ft		ENC
Min. Dist. House to pool	15'			
Min. Rear Yard (pool)	5'			

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The applicant proposed to construct a new Hot Tub.

Memorialization

NONE