

**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**

**1418 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.**

	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft.	24.7'	No change	
Side Yard Abutting/Lot	<b>15 ft.</b>	<b>17.6'</b>	<b>No change</b>	
<b>Other Side Yard</b>	<b>20 ft.</b>	<b>17.3'</b>	<b>No Change</b>	<b>ENC</b>
<b>Combined Side Yards</b>	<b>35 ft.</b>	<b>34.9'</b>	<b>No Change</b>	<b>ENC</b>
<b>Rear Yard Set Back</b>	<b>30 ft.</b>	<b>34'</b>	<b>No change</b>	
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
<b>Impervious Coverage variable</b>	<b>32.4% (2430 sf)</b>	<b>38.62% (2897 sf)</b>	<b>38.33% (2875 sf)</b>	<b>Decreases existing non- conformity</b>
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
<b>Min. Dist. House to pool</b>	<b>15'</b>			
Min. Rear Yard (pool)	5'			

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**The applicant proposed to construct a new Hot Tub.**

**Memorialization**

**NONE**