

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda Dec. 01, 2022**

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

Note: Application for 101 Hillside has been re-scheduled to the Jan. 26, 2023 ZBOA meeting.

Application

1396 Ridgetop Trust 47 Delmar Ave B 158 L 55

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	25'	21.05'	3.95'
Side Yard Abutting/Lot	15'	5.8'	5.8	9.2 ENC
Other Side Yard	20'		7.7'	12.3' ENC
Combined Side Yards	35'	13.5'	13.5'	21.5' ENC
Min. Rear Yard	30'	32.4'	29.06'	.94'
FAR	36.66%	22.22%	31.34%	
Height of Building	28'	15.6'	27.11'	
Lot Frontage	100'	62.5'	62.5'	ENC
Lot Depth	100'	100'	100'	
Bldg. Coverage %	20%	26.82%	29.31%	9.31%
Impervious Coverage variable	33.7%	34.97%	39.6%	5.9%
LotArea	10,000 sf	6250 sf	6250 sf	ENC

A representative of Ridgetop Trust is before the ZBOA for approval to construct an addition.

This application was carried from the Oct. 27, 2022 ZBOA meeting.

Please see next Page.

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Application

1398 William & Vanessa Franceschini 395 Highland St B 104 L 40

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	28.5'	28.5'	
Side Yard Abutting/Lot	15'	13.3'	13.3'	1.7' ENC
Other Side Yard	20'	13.4'	13.4'	6.6' ENC
Combined Side Yards	35'	26.7'	26.7'	8.3' ENC
Min. Rear Yard	30'		35'	
FAR				
Height of Building				
Lot Frontage	100'	80'	80'	ENC
Lot Depth	100'	104'	104'	
Bldg. Coverage %	20%	24%	24%	4% ENC
Impervious Coverage variable	31.9%		34.4%	2.5% ENC
LotArea	10,000 sf	8320 sf	8320 sf	ENC

Mr Franceschini wants to reconstruct a patio and a retaining wall.

Please see next Page.

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Application

1399 Avigail & Nimrod & Cohen 93 Cedar St B 54.01 L 84

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	27.4'	27.4'	
Side Yard Abutting/Lot	15'	11'	11	4' ENC.
Other Side Yard	20'	15.6	15.6	4.4' Enc
Combined Side Yards	35'	26.6'	26.6'	8.4' ENC
Min. Rear Yard	30'	36.4'	36.4	
FAR				
Height of Building	28'			
Lot Frontage	100'	70'	70'	30' ENC
Lot Depth	100'	125'	125'	
Bldg. Coverage %	20%	24.1%	24.1%	4.1% ENC
Impervious Coverage variable	32.9%	34.4%	38.4%	5.5%
LotArea	10,000 sf	8750 sf	8750 sf	ENC

Mr. & Mrs Cohen want to construct a patio

There are no Memorializations