

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

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

Application

1425 Ilona Gont	78 Hoover Drive		Block 91.07 Lot 8	
Description	Required	Existing	Proposed	Variance
Front Yard Set Back	50'	55'	55'	
Side Yard Abutting/Lot	30'	29.63'	29.63''	ENC
Front Corner	50'	55'	55'	
Combined Side Yards				
Min. Rear Yard	75'	76.44'	76.44'	
FAR	20.0%	Less than 20%	Less than 20%	
Height of Building	33.0'	Less than 33'	Less than 33'	
Lot Frontage	150'	314'	314'	
Lot Depth	200'	200'	100'	
Bldg. Coverage %	12.5%	Less than 12.5%	Less than 12.5%	
Impervious Coverage	35%	Less than 35%	Less than 35%	
Lot Area	40,000 sf	40,014 sf	40,014 sf sf	
Front Fence	4' Height 50% open		6' Height 50% open	2' Height 50% open

The applicant, Ms. Gont, would like to install a non-conforming fence at the above referenced address.

The application was carried from the May 23, 2024 Zoning meeting. The survey of the property requires revision .

The applicant did not appear at the June 27, 2024 Zoning meeting.

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Application

1429 TGBTB 141 Truman Drive Block 91.08 Lot 23 Zone R-40

Description	Required	Existing	Proposed	Variance
Lot Area	40,000 sf	39,100sf		
Lot Frontage	150'	170'		
Lot Depth	200'	230'		
Front Fence	4' Height 75% open		6' height Less than 75%	2' < 75% open
Over-sized posts/columns	Included into Impervious Coverage		Over-sized posts/columns	Not included in Impervious
Distance of gates to roadway	25'		14.2'	10.8'
Gates height	<150% fence height		6'	
Fence location from street	10'		14.2'	
Fence painted to one colour			Complies	
Not installed on a Berm or swale or wall			Complies	
Finished side away from property			Complies	
Permit flow of natural drainage			Complies	
Not erected in borough right of way			Complies	

The owner of the property would like to install a security wall / fence with entrance gates at the above address

A driveway gate will not meet the requirements for a pool barrier

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Memorialization

1426 Tamar Snir Feldman & Barak Feldman 12 Mountainview Rd Block 1.03 Lot 3

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	30.3''	25'	
Side Yard Abutting/Lot	15' 20'	17' 23.5'	17' 11'	9'
Combined Side Yards	35'	40.5'	28'	7'
Min. Rear Yard	30'	56.8'	56.8'	
FAR		20.8%	21.6% (2,136 sf)	
Height of Building	28.0'	24'	24'	
Lot Frontage	100'	75'	75'	ENC
Lot Depth	100'	105.93'	105.93'	
Bldg. Coverage %	20%	12%	14.9%	
Impervious Coverage		32.4%	21.6% (2,136 sf)	
Lot Area	10,000 sf	9,866 sf	9,866 sf	

The applicants were granted the above variances to construct an addition at the above referenced address.

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Memorialization

1427 Muhamet Mamo 46 Chestnut St Block 57 Lot 9

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	19.19'	19.19'	5.81'
Side Yard Abutting/Lot	15'	5.7'	5.7'	9.3'
Combined Side Yards				
Min. Rear Yard				
FAR				
Height of Building				
Lot Frontage				
Lot Depth				
Bldg. Coverage %	20%	20.4%	20.4%	0.4%

The applicant, Muhamet Mamo, was granted the above variances to build a roof over his front porch at the above referenced address.

Memorialization

1428 Maria Topilow 15 Van Buren Court Block 211 Lot 16

Description	Required	Existing	Proposed	Variance
Side Yard Fence	4' high 50% open		5.5' high 75% open	1.5'

Applicant, Maria Topilow was granted the above variance to install a fence in the side yard that matches the one already installed on the other side of the house, at the above referenced address