

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda Feb. 22, 2024**

Z 1 of 3

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

Application

1420 Adi Levi 135 4th Street Block 49 Lots 615, 616, 617, 618

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	25.1'	25.1'	
Side Yard Abutting/Lot	15'	14.7'	14.7'	ENC
Other Side Yard	20'	25.8'	25.8'	
Combined Side Yards	35'	40.5'	40.5'	
Min. Rear Yard	30'	Deck 24.77' House 37.13'	24.77' 37.13	Deck ENC
FAR	30.0%	14.73%	14.73%	
Height of Building	28.0'	16'	16'	
Lot Frontage	100'	100'	100'	
Lot Depth	100'	100'	100'	
Bldg. Coverage %	20%		21.70%	1.7%
Impervious Coverage	30.0%		32.23%	2.23%
Lot Area	10,000 sf	10,000 sf	10,000 sf	

Mark D. Madaio ESQ. is representing the applicant, Adi Levi

The applicant installed a new walkway, driveway, and shed without permits at the above referenced property, requiring the following variances :

	Required	Proposed	Variance
Min. One Side Yard	5'	3'	2'
Fence	4' (side yard)	6'	2'
Bldg. Coverage %	20%	21.7%	1.7%
Impervious Coverage	30%	32.23%	2.23%

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda Feb. 22, 2024**

Application

Page 2 of 3

1421 Avi Lavon	159 Seventh St		Block 34	Lot 266
Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft.	20.4'	24.0'	ENC
Side Yard Abutting/Lot	15 ft.	9.6'	9.6'	ENC
Other Side Yard	20 ft.	17.8'	17.8'	ENC
Combined Side Yards	35 ft.	27.4'	27.4'	ENC
Rear Yard Set Back	30 ft.	36.8'	32.2'	
Max. Livable Fl. Area (FAR)	34.32%	20.92%	40.54%	6.22%
Lot Frontage	100 ft.	75'	75'	ENC
Lot Depth	100 ft	100'		
Bldg. Coverage %	20%	18.4%	24.69%	4.69%
Impervious Coverage variable	32.40%	32.12%	36.13%	3.73%
Height of Bldg.	28 ft.	1sty/20.0'	2-1/2sty /27.75'	
Lot Area	10,000 sq. ft.	7500 sq.ft		ENC
Min. Driveway side-yard	10 ft			

Mr. Avi Lavon is before the Zoning Board for approval.

He proposes to add 1472 sq.ft 2nd floor and 2 story rear addition to the existing 1 1/2 story frame dwelling.

Greater than 50% of the exterior walls will be removed. As per the Chapter 275 definition of new construction, this is considered new construction.

Because a variance in FAR is proposed, the application must first be approved by the Zoning Board, and then by the Planning Board.

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda Feb. 22, 2024**

Application

Page 3 of 3

1422 Tal Topaz	8 Douglas Drive		Block 1.05 Lot 14	
	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft.	28.38'	28.38'	
Side Yard Abutting/Lot	15 ft.	10.22	10.22	ENC
Other Side Yard	20 ft.			
Combined Side Yards	35 ft.	30.34'	30.34'	ENC
Rear Yard Set Back (addition)	30 ft.	30.06 ft	22.09	7.91 ft
Max. Livable Fl. Area (FAR)	31.62%	36.37%	36.96%	5.34%
Lot Frontage	100 ft.	90.49'	90.49'	ENC
Lot Depth	100 ft	91.74'	91.74'	ENC
Bldg. Coverage %	20%	22.9%	23.48%	3.48%
Impervious Coverage variable	30.90%	34.7%	37.70%	6.80%
Height of Bldg./stories	2 ½ sty/ 28.0'	2 ½ sty/ 27.75'	2 ½ sty/ 27.75'	
Lot Area	10,000 sq. ft.	8650 sq.ft	8650 sq.ft	ENC
Min. Dist. House to pool	15'			
Min. Side yard (pool)	5'		10'	5'

Mr. Tal Topaz is before Board for approval.

.

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda Feb. 22, 2024**

Page 4 of 4

Memorialization

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'			

The applicant proposed to construct a new Hot Tub.