

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda May 25, 2023**

Page 1 of 6

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

Application

1410 Bergen Dwelling LLC 79 6th Street Block 61 Lots 1077 & 1078

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	16.1'	16.1'	8.9'
Side Yard Abutting/Lot	15'	9.8'	9.8'	5.2'
Other Side Yard	20'	9.7'	9.7'	10.3'
Combined Side Yards	35'	19.5'	19.5'	15.5'
Min. Rear Yard	30'	54.3'	52.3'	
FAR	39%	15.8%	33.16%	
Height of Building	28'	22'	28'	
Lot Frontage	100'	50'	50'	ENC
Lot Depth	100'	100'	100	
Bldg. Coverage %	20%	19.5%	21.08%	1.08%
Impervious Coverage Within 125' lot line	35%	46.4%	46.64%	11.64%
Lot Area	10,000 sf	5,000 sf	5000 sf	ENC

Bergen Dwelling LLC has applied to the ZBOA to construct a 2nd floor addition.

Continued next page

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda May 25, 2023**

Page 2 of 6

Application

1411 Matthew Capizzi 205 Fairview Ave. Block 143 Lot 230

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	28'	28'	
Side Yard Abutting/Lot	15'	15'	12'	3'
Other Side Yard	20'	24.5'	15.5'	4.5'
Combined Side Yards	35'	39.5	27.5	7.5'
Min. Rear Yard	30'	44.4'	38.08'	
FAR	31.62%	20.27%	32.14%	0.52%
Height of Building	28'	22.5'	27.31'	
Lot Frontage	100'	90'	90'	ENC
Lot Depth	100'	100'	100'	
Bldg. Coverage %	20%	16.16%	23.42%	3.42%
Impervious Coverage variable	30.9%	25.7%	36.58%	5.68%
LotArea	10,000 S.F			ENC

**Mr. Matthew Capizzi has applied to the ZBOA to construct an addition, shed,
Driveway expansion and deck.**

Continued next page

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda May 25, 2023**

Page 3 of 6

Resolution 1405

1405 Jung Hwan Jang 31 Allen St. Madison B 73.01 L39

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	25'		
Side Yard Abutting/Lot	15'	10'		ENC
Other Side Yard	20'	10.5'		ENC
Combined Side Yards	35'	20.5'		ENC
Min. Rear Yard	30'	96.5'		
FAR	39%	NA		
Height of Building	28'	NA 2 story		
Lot Frontage	100'	50'		
Lot Depth	100'	180'	NA	
Bldg. Coverage %	12.51%	28.1%	NA	
Impervious Coverage Within 125' lot line	35% 3,500 sf	24.86% 2,237 sf	46.25% 2,775 sf	11.25%
Lot Area Within 125' lot line	10,000 sf	9,000 sf 6,000 sf		ENC
Wood Deck		52 sf	0 sf	
Patio		0 sf	500 sf	

Mrs. Jang was granted the above variances construct a Patio.

Continued next page

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda May 25, 2023**

Page 4 of 6

Resolution

1407 Yehuda Udi Cohen and Tali Cohen 46 Pershing Place B 1.37 L 329.01

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	25.1'	25.1'	
Side Yard Abutting/Lot	15'	15'	15'	
Other Side Yard	15'	15'	15'	ENC
Combined Side Yards	35'	30'	30'	ENC
Min. Rear Yard	30'	53.33'	34.83' To porch	
FAR	35.22% 3082 sf	34.78%	34.78%	
Height of Building	28	27.67 2 ½ stories	27.67	
Lot Frontage	100'	70'	70'	ENC
Lot Depth	100'	135'	135'	
Bldg. Coverage %	20% 1890 sf	19.05% 1800sf	22.96% 2170 sf	2.96% 280 sf
Impervious Coverage variable	32.9% 2879 sf	34.51% 3020 sf	34.51% 3020 sf	ENC
LotArea	10,000 sq.ft	9450 sf	9450 sf	ENC

Yehuda Udi Cohen and Tali Cohen, represented by Avraham Lavon, were granted the above variances to construct a covered patio.

Continued next page

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda May 25, 2023**

Page 5 of 6

Resolution

1408 Nadav and Maayan Gottesman 40 Mountain View Rd B 1.03 Lot 10

Description	Required		Existing	Proposed	Variance
Front Yard Set Back	25'		29.27'	29.27	
Side Yard Abutting/Lot	15'		10.51	10.51	Enc
Other Side Yard	20'		13.08'	13.08'	Enc
Combined Side Yards	35'		23.59'	23.59'	Enc
Min. Rear Yard	30'		58'	45.68'	
FAR	34.5% 3344 sf		30.97% 3002 sf	30.97% 3002 sf	
Height of Building	28'		28' 2 ½ stories	28' 2 ½ stories	
Lot Frontage	100'		78.24'	78.24	Enc
Lot Depth	100'		134.40'	134.40'	
Bldg. Coverage %	20% 1939 sf		19.98% 1937 sf	24.44% 2369 sf	4.44% 430 sf
Impervious Coverage variable	32.5% 3151 sf		27.2% 2637	32.48% 3149 sf	
LotArea	10,000sf		9494 sf	9494 sf	Enc

Nadav and Maayan Gottesman, represented by Avraham Lavon, were granted conditional approval to construct a covered patio.

Continued next page

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda May 25, 2023**

Page 6 of 6

Resolution

1409	Tomer Edry	149 Palisade Ave	B 92.08 L 28	
Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	29.93'	29.93	
Side Yard Abutting/Lot	15'	12.30	12.30	Enc
Other Side Yard	20'	12.15'	12.15'	Enc
Combined Side Yards	35'	26.10	26.10'	Enc
Min. Rear Yard	30'	30.21	16.64	13.36'
FAR	36.12% 3761 sf	31.78% 3310 sf	31.78% 3310 sf	
Height of Building	28' 2 ½ story	28' 2 ½ story	28' 2 ½ story	
Lot Frontage	100'	47.31	47.31	Enc
Lot Depth	100'	111.64'	111.64'	Enc
Bldg. Coverage %	20% 2160 sf	20% 2160 sf	21.85% 2360 sf	1.85% 200 sf
Impervious Coverage variable	33.4% 3478 sf	35.07% 3648 sf	35.07% 3648 sf	Enc
LotArea	10,000sf	10,800		

Tomer Edry, represented by Avraham Lavon, was granted conditional approval to construct a covered patio