

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 7:30 pm  
Agenda June 22, 2023**

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

**Application**

<b>1412 Amichai Levy</b>		<b>41 Crest Drive North</b>		<b>Block 92.06 Lot 11</b>	
<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>	
Front Yard Set Back	25'	28.9'	25.4'		
Side Yard Abutting/Lot	20'	8.8'	9.2'	10.8'	
Other Side Yard	15'				
Combined Side Yards	35'	24.9'	25.6'	9.4'	
Min. Rear Yard	30'	33.9'	42.7'		
FAR	2362 sq.ft	1153 sq.ft	2015 sq.ft		
Height of Building	28'	N/A	23.75'		
Lot Frontage	100'	60'	<b>60'</b>	<b>ENC</b>	
Lot Depth	100'	106.2'	106.2'		
<b>Bldg. Coverage %</b>	<b>20%</b>	<b>17.2%</b>	<b>18.0%</b>		
<b>Impervious Coverage Within 125' lot line</b>	<b>33.9%</b>	<b>28.5%</b>	<b>32.3%</b>		
Lot Area	10,000 sf	6,381 sf	6,381 sf	<b>ENC</b>	

**Amichai Levy, owner of 41 Crest Drive North Block 92.06 Lot 11 has applied to the ZBOA to construct an addition.**

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**Resolution**

**1410 Bergen Dwelling LLC      79 6<sup>th</sup> Street      Block 61 Lots 1077 & 1078**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
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'	<b>50'</b>	<b>ENC</b>
Lot Depth	100'	100'	100	
<b>Bldg. Coverage %</b>	<b>20%</b>	<b>19.5%</b>	<b>21.08%</b>	<b>1.08%</b>
<b>Impervious Coverage Within 125' lot line</b>	<b>35%</b>	<b>46.4%</b>	<b>46.64%</b>	<b>11.64%</b>
Lot Area	10,000 sf	5,000 sf	5000 sf	ENC

**Bergen Dwelling LLC was the above variances to construct a 2<sup>nd</sup> floor addition.**

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**Resolution**

<b>1411 Barbara Schultz</b>		<b>141 12<sup>th</sup> Street</b>		<b>Block 143 Lot 230</b>	
<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>	
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

**Ms. Barbara Schultz was granted the above variances to construct an addition, shed, Driveway expansion and deck.**

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**Resolution 1406 (revised 6/12/2023)**

**1406 Kish Kush LLC (Avi Lavon)      8 Douglas Drive      Block 1.05 Lot 14**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed (April)</b>	<b>Variance (April)</b>	<b>Proposed (June)</b>	<b>Variance (June)</b>
Front yard Set Back	25'	25.24'	28.38'		28.38'	
<b>Side Yard Abutting/Lot</b>	<b>15'</b>	<b>10.22'</b>	<b>10.22'</b>	<b>4.78'</b>	<b>10.22'</b>	<b>4.78'</b>
<b>Other Side Yard</b>	<b>20'</b>	<b>20.12</b>	<b>18.36</b>	<b>1.64'</b>	<b>18.36</b>	<b>1.64'</b>
<b>Combined Side Yards</b>						
	<b>35'</b>	<b>30.34'</b>	<b>28.58'</b>	<b>6.42'</b>	<b>30.34'</b>	<b>4.66'</b>
<b>Min. Rear Yard</b>	<b>30'</b>	<b>42.26'</b>	<b>28.46'</b>	<b>1.54'</b>	<b>30.10'</b>	
<b>FAR</b>	<b>31.62%</b>	<b>11.28%</b>	<b>38.7%</b>	<b>7.08%</b>	<b>36.37%</b>	<b>4.75%</b>
	<b>2544 sf</b>	<b>976 sf</b>	<b>3348 sf</b>	<b>804 sf</b>	<b>3146 sf</b>	<b>602 sf</b>
Height of Building	28'	20'	27.75'		27.75'	
Lot Frontage	100'	90.49'	90.49	ENC	90.49	ENC
Lot Depth	100'	91.74''	91.74'	ENC	91.74'	ENC
<b>Bldg. Coverage %</b>	<b>20%</b>	<b>16.03%</b>	<b>24.0 %</b>	<b>4.0%</b>	<b>22.9 %</b>	<b>2.9%</b>
	<b>1730 sf</b>	<b>1387 sf</b>	<b>2076 sf</b>	<b>346 sf</b>	<b>1980 sf</b>	<b>250 sf</b>
<b>Impervious Coverage variable</b>	<b>30.9%</b>	<b>29.94%</b>	<b>35.82 %</b>	<b>4.92%</b>	<b>34.7 %</b>	<b>4.2%</b>
	<b>2673 sf</b>	<b>2590 sf</b>	<b>3098 sf</b>	<b>425 sf</b>	<b>3002 sf</b>	<b>329 sf</b>
Lot Area	10,000 S.F	8,650.2 sf	8790.2 sf	ENC	8790.2 sf	ENC

**Kish Kush LLC (Avi Lavon) was granted the above variances to construct an addition, a patio and a deck.**