

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda Mar. 28, 2024**

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

Application

1418 Majid Syed & Deeba Patel 62 Merritt Ave Block 28.01 Lot 4

	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft.	25.5 ft.	25.5 ft.	
Side Yard Abutting/Lot	15 ft.	7.5'	7.5	ENC
Other Side Yard	20 ft.	9.6'	9.6'	ENC
Combined Side Yards	35 ft.	17.1	17.1	ENC.
Rear Yard Set Back	30 ft.	28.3 ft.	28.3 ft.	ENC
Max. Livable Fl. Area (FAR)	34.2%	NA	NA	NA
Lot Frontage	100 ft.	75 ft.	75 ft	ENC.
Lot Depth	100 ft	100.7 ft.	100.7 ft.	
Bldg. Coverage %	20%	26.2%	26.2%	ENC
Impervious Coverage variable	32.4%	39.9% (3016)	41.5% (3136)	9.1%
Height of Bldg./stories	28'/ 2.5 .	NA	NA	ENC
Lot Area	10,000 sq. ft.	7,558 sq. ft.	7,558	ENC.
Min. Dist. House to pool	15'	NA	6.4'	8.6'
Min. Side yard (pool)	15'	NA	17.4'	
Min. Rear Yard (pool)	5'	NA	17.4'	

A representative for the owners was before the Oct 26 Zoning Board for approval. They would like to construct a pool / patio.

The application, for the Oct. 26,2023 Zoning Meeting, was incomplete.

A revised application was delivered to Boro Hall on 11/01/2023. The data in the above table was copied from the 'Zoning Notes' on the revised application.

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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%

At the request of the applicant, the application was carried from the Feb. 22, 2024 ZBOA meeting .

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Application

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.

At the request of the applicant, the application was carried from the Feb. 22, 2024 ZBOA meeting

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Application

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'	5'
Other Side Yard	20 ft.	20.12		
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'		10'	5'
Min. Side yard (pool)	5'		5'	

Mr. Tal Topaz is before the Zoning Board for approval.

He proposes to construct a new in-ground pool, and a one story rear addition.

At the request of the applicant, the application was carried from the Feb. 22, 2024 ZBOA meeting

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Application

1423 Loman Court Trust	37 Loman Court		Block 90.01	Lot 25
	Required	Existing	Proposed	Variance
One Family Residence (R-40)				
Front Yard Set Back	50 ft.	95.5 ft	95.5 ft	
Side Yard Abutting/Lot	30 ft.	28.9 ft	28.9 ft	ENC
Other Side Yard	30 ft.	30 ft	30 ft	
Combined Side Yards	60 ft.	58.9 ft	58.9 ft	ENC
Rear Yard Set Back	75 ft.	153.7 ft	153.7 ft	
Max. Livable Fl. Area (FAR)	20%	13.6%	13.6%	ENC
Lot Frontage	90 ft.	90 ft	90 ft	
Lot Depth	200 ft	322.4 ft	322.4 ft	
Bldg. Coverage %	12.5 %	8.7%	8.7%	
Impervious Coverage variable	35%	30.5%	32.3%	
Height of Bldg./stories	2 ½ sty/ 28.0'	2 ½ sty/ 27.75'	2 ½ sty/ 27.75'	
Lot Area	40,000 sq. ft.	46,799 sq.ft	46,799 sq.ft	
Fence Height (front & side yard)	4'		6'	2'
Fence Visibility	75% open	none	Solid	Solid

The Loman Court Trust is before the Zoning Board for approval.

They would like to install a non-conforming fence and wall

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1424 Yan Shtarker	26 Emerson St		Block 120 Lot 40	
	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft.	26.60 ft	26.60 ft	
Side Yard Abutting/Lot	15 ft.	17.20 ft	17.20 ft	
Other Side Yard	20 ft.	19.00 ft	19.00 ft	1.0 ft
Combined Side Yards	35 ft.	36.20 ft	36.20 ft	
Rear Yard Set Back	30 ft.	36.6 ft	36.6 ft	
Max. Livable Fl. Area (FAR)	39.00%			
Lot Frontage	100 ft	100'	100'	
Lot Depth	100 ft	100 ft	100'	
Bldg. Coverage %	20%	22.15%	22.15%	ENC
Impervious Coverage variable	30 %	31.66%	37.51%	7.51%
Height of Bldg./stories	2.5 ½ sty/ 28.0'	2 sty/ 27.75'	2 sty/ 27.75'	
Lot Area	10,000 sq. ft.	10,000 sq.ft	10,000 sq.ft	
Min. Dist. House to pool	15'		13'	2'
Min. Side yard (pool)	5'		5'	

Mr. Yan Shtarker is before the Zoning Board for approval.

He proposes to build an inground pool and expand the driveway.

Memorilization

none