

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 7:30 pm  
Agenda Jan. 26, 2023**

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

**Application**

**1400 Joseph Cartagena                      351 E. Madison                      B 91.05 L 20**

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	50'	50'	NA	
Side Yard Abutting/Lot	30'	30'	NA	
Other Side Yard	30'	30'		
Combined Side Yards	60'	64'	NA	
Min. Rear Yard	75'	167'	NA	
FAR	20.1%	<20.1%	NA	
Height of Building	32'	32'	NA	
Lot Frontage	150'	173'	NA	
Lot Depth	200'	261'	NA	
Bldg. Coverage %	12.51%	28.1%	NA	
Impervious Coverage variable	35%	10%	NA	
LotArea	40,000 sf	40,151 sf	NA	
Fence Height	4'		6'	2'
Gates	75% open		solid	

**A Mr. Cartagena has applied to the ZBOA to construct a fence with gates.**

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**Application**

**1401 Yaniv & Shelly Kalish                      8 Mountain View Rd.                      B 1.03 L 2**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25'	25.1'	25.1'	
Side Yard Abutting/Lot	15'	16'	16'	
Other Side Yard	20'	16'	16'	ENC
Combined Side Yards	35'	32'	32'	ENC
Min. Rear Yard	30'	34.5'	34.5'	
FAR	34.32%	32.9%	32.9%	
Height of Building	28	28	28	
Lot Frontage	100'	75'	75'	ENC
Lot Depth	100'	100'	100'	
Bldg. Coverage %	20%	20%	23.27%	3.27%
Impervious Coverage variable	32.4%	30.2%	34.04%	1.64%
Lot Area	10,000 sq.ft	9677 sq.ft	9677 sq.ft	ENC

**Mr. & Mrs Kalish has applied to the ZBOA to construct an addition**

**Memorialization**

**Please see next page.**

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**Memorialization**

<b>1396 Ridgetop Trust</b>		<b>47 Delmar Ave</b>		<b>B 158 L 55</b>	
<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>	
<b>Front Yard Set Back</b>	<b>25'</b>	<b>25'</b>	<b>21.05'</b>	<b>3.95'</b>	
<b>Side Yard Abutting/Lot</b>	<b>15'</b>	<b>5.8'</b>	<b>5.8</b>	<b>9.2 ENC</b>	
<b>Other Side Yard</b>	<b>20'</b>		<b>7.7'</b>	<b>12.3' ENC</b>	
<b>Combined Side Yards</b>	<b>35'</b>	<b>13.5'</b>	<b>13.5'</b>	<b>21.5' ENC</b>	
<b>Min. Rear Yard</b>	<b>30'</b>	<b>32.4'</b>	<b>29.06'</b>	<b>.94'</b>	
<b>FAR</b>	36.66%	22.22%	31.34%		
Height of Building	28'	15.6'	27.11'		
<b>Lot Frontage</b>	<b>100'</b>	<b>62.5'</b>	<b>62.5'</b>	<b>ENC</b>	
Lot Depth	100'	100'	100'		
<b>Bldg. Coverage %</b>	<b>20%</b>	<b>26.82%</b>	<b>29.31%</b>	<b>9.31%</b>	
<b>Impervious Coverage variable</b>	<b>33.7%</b>	<b>34.97%</b>	<b>39.6%</b>	<b>5.9%</b>	
<b>LotArea</b>	<b>10,000 sf</b>	<b>6250 sf</b>	<b>6250 sf</b>	<b>ENC</b>	

**The application to construct an addition was approved.**

**Memorialization continued on next page**

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**Memorialization**

**1397 Scott Bahng                      2 Palisades Court                      B 92.07 L 46**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25'	25.6		
<b>Side Yard Abutting/Lot</b>	<b>15'</b>	<b>14.2'</b>		<b>0.8' ENC</b>
<b>Other Side Yard</b>	<b>20'</b>	<b>19.5'</b>		<b>0.5' ENC</b>
<b>Combined Side Yards</b>	<b>35'</b>	<b>33.7'</b>		<b>1.8' ENC</b>
<b>Min. Rear Yard</b>	<b>30'</b>	<b>32.4</b>	<b>24'</b>	<b>6'</b>
<b>FAR</b>				
Height of Building	28'	27.67'		
Lot Frontage	100'	105.7'		
Lot Depth	100'	104.4'		
<b>Bldg. Coverage %</b>	<b>20%</b>	<b>17.09%</b>	<b>20.16%</b>	<b>0.16%</b>
<b>Impervious Coverage variable</b>				
LotArea	10,000sf	10,166sf		

**Mr. Bahng was granted approval for a deck.**

**This application was carried from the Oct. 27, 2022 ZBOA meeting.**

**Memorialization continued on next page**

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**Memorialization**

**1398 William & Vanessa Franceschini 395 Highland St B 104 L 40**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25'	28.5'	28.5'	
<b>Side Yard Abutting/Lot</b>	<b>15'</b>	<b>13.3'</b>	<b>13.3'</b>	<b>1.7' ENC</b>
<b>Other Side Yard</b>	<b>20'</b>	<b>13.4'</b>	<b>13.4'</b>	<b>6.6' ENC</b>
<b>Combined Side Yards</b>	<b>35'</b>	<b>26.7'</b>	<b>26.7'</b>	<b>8.3' ENC</b>
Min. Rear Yard	30'		35'	
<b>FAR</b>				
Height of Building				
<b>Lot Frontage</b>	<b>100'</b>	<b>80'</b>	<b>80'</b>	<b>ENC</b>
Lot Depth	100'	104'	104'	
<b>Bldg. Coverage %</b>	<b>20%</b>	<b>24%</b>	<b>24%</b>	<b>4% ENC</b>
<b>Impervious Coverage variable</b>	<b>31.9%</b>		<b>34.4%</b>	<b>2.5% ENC</b>
<b>LotArea</b>	<b>10,000 sf</b>	<b>8320 sf</b>	<b>8320 sf</b>	<b>ENC</b>

**Mr Franceschini was granted approval to reconstruct a patio and a retaining wall.**

**Memorialization continued on next page**

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**Memorialization**

**1399 Avigail & Nimrod & Cohen                      93 Cedar St                      B 54.01      L 84**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25'	27.4'	27.4'	
<b>Side Yard Abutting/Lot</b>	<b>15'</b>	<b>11'</b>	<b>11</b>	<b>4' ENC.</b>
<b>Other Side Yard</b>	<b>20'</b>	<b>15.6</b>	<b>15.6</b>	<b>4.4' Enc</b>
<b>Combined Side Yards</b>	<b>35'</b>	<b>26.6'</b>	<b>26.6'</b>	<b>8.4' ENC</b>
Min. Rear Yard	30'	36.4'	36.4	
<b>FAR</b>				
Height of Building	28'			
<b>Lot Frontage</b>	<b>100'</b>	<b>70'</b>	<b>70'</b>	<b>30' ENC</b>
Lot Depth	100'	125'	125'	
<b>Bldg. Coverage %</b>	<b>20%</b>	<b>24.1%</b>	<b>24.1%</b>	<b>4.1% ENC</b>
<b>Impervious Coverage variable</b>	<b>32.9%</b>	<b>34.4%</b>	<b>38.4%</b>	<b>5.5%</b>
<b>LotArea</b>	<b>10,000 sf</b>	<b>8750 sf</b>	<b>8750 sf</b>	<b>ENC</b>

**Mr. & Mrs Cohen were granted approval to construct a patio**