

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda April. 27, 2023**

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

Application

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 has applied to the ZBOA to construct a Patio.

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Application

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

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	25.24'	28.38'	
Side Yard Abutting/Lot	15'	10.22'	10.22'	4.78'
Other Side Yard	20'	20.12	18.36	1.64'
Combined Side Yards	35'	30.34'	28.58'	6.42'
Min. Rear Yard	30'	42.26'	28.46'	1.54'
FAR	31.62% 2544 sf	11.28% 976 sf	38.7% 3348 sf	7.08% 804 sf
Height of Building	28'	20' 1 story	27.75' 2 1/2 story	
Lot Frontage	100'	90.49'	90.49	ENC
Lot Depth	100'	91.74''	91.74'	ENC
Bldg. Coverage %	20% 1730 sf	16.03% 1387 sf	24.0 % 2076 sf	4.0% 346 sf
Impervious Coverage variable	30.9% 2673 sf	29.94% 2590 sf	35.82 % 3098 sf	4.92% 425 sf
LotArea	10,000 S.F	8,650.2 sf	8790.2 sf	ENC

Kish Kush LLC (Avi Lavon) has applied to the ZBOA to construct an addition, a patio and a deck.

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Application

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, have applied to the ZBOA to construct a covered patio roof system

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Application

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, have applied to the ZBOA to construct a covered patio roof system.

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Application

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, have applied to the ZBOA to construct a covered patio roof system.

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Memorialization

1400 Joseph Cartagena 351 E. Madison B 91.05L20

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		70% open	

**Mr. Cartagena has granted the above variances to construct a fence and gate.
Arborvitae to be planted on the street side of the fence**

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Memorialization

1404 David Renner 15 Phelps Ave. Block 150 Lot 701

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	25.15'	25.15'	
Side Yard Abutting/Lot	15'	14.12'	14.12'	ENC
Other Side Yard	20'	12.19'	12.19'	ENC
Combined Side Yards	35'	26.31'	26.31'	ENC
Min. Rear Yard	30'	62.68'	43.75'	
FAR	30%	18.78%	25.71%	
Height of Building				
Lot Frontage	100'	60'		ENC
Lot Depth	100'	110'		
Bldg. Coverage %	20%	17.36	24.28%	4.28%
Impervious Coverage variable	33.9%	23.75%	30.15%	
LotArea	10,000 S.F	6,600 S.F		ENC

Mr. Renner was granted the above variance to construct an addition to the house at the above address