

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda April 25, 2024**

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

Application

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

1423 Loman Court Trust	37 Loman Court		Block 90.01	Lot 25
One Family Residence (R-40)	Required	Existing	Proposed	Variance
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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Memorialization

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%	31.08%	
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			

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

Mr. Avi Lavon was granted the above variances to add 1472 sq.ft 2nd floor and 2 story rear addition to the existing 1 1/2 story frame dwelling.

Less than 50% of the exterior walls will be removed. The application will not be reviewed by the Planning Board

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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'	

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

The application proposed to construct a new in-ground pool, and a one story rear addition. At the Mar. 28, 2024 Zoning Board meeting, the application was amended to include only the pool

Mr. Tal Topaz was granted the above variances, to construct a new in-ground pool.

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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	12 ft	3.0 ft
Other Side Yard	20 ft.	19.00 ft	19.00 ft	1.0 ft
Combined Side Yards	35 ft.	36.20 ft	31.00 ft	4.0 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 was granted the above variances to build an in ground pool and expand the driveway.