

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

DRAFT

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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 |
|---|-----------------------|-----------------|--------------------|-----------------|
| | 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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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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Memorialization

| 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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Memorialization

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.