Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Minutes Apr. 25, 2024

Present in Person: Mr. Cleary, Mr. Kassis, Mr. McCord, Ms. Wehle,
Mr. Van Horne Esq.(Board Attorney), Ms. Bauer (recording secretary)
Absent: Mr. Bancroft, Mr. Sutera , Ms. Westerfeld

Mr. Kassis said Good Evening, we are calling the Apr. 25, 2024 Zoning Meeting to order. This meeting had been published as required by the Sunshine Laws of the State of New Jersey. A notice was properly given.

The Roll Call was taken.

The March 28. 2024 minutes were approved with no changes.

Application

NONE

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%**	**39.08%**	**4.76%**
Lot Frontage	100 ft.	75'	75'	ENC
Lot Depth	100 ft	100'		
Bldg. Coverage %	**20%**	**18.4%**	**23.22%**	**3.22%**
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%**	**37.1%**	**6.2%**
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’**	**4.5’**
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 March 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	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 was granted the above variances to build an in-ground pool and expand the driveway