Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Minutes June 27, 2024

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

At 7:30 pm

Mr. Kassis said Good Evening, we are calling the May 23, 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 May 23. 2024 minutes were approved by Mr.Cleary, with no changes.

Application

1425 Ilona Gont 78 Hoover Drive Block 91.07 Lot 8

Description	**Required**	**Existing**	**Proposed**	**Variance**
Front Yard Set Back	50’	55’	55’	
Side Yard Abutting/Lot	**30’**	**29.63’**	**29.63’’**	**ENC**
Front Corner	50’	55’	55’	
Combined Side Yards				
Min. Rear Yard	75’	76.44’	76.44’	
FAR	20.0%	Less than 20%	Less than 20%	
Height of Building	33.0’	Less than 33’	Less than 33’	
Lot Frontage	150’	314’	314’	
Lot Depth	200‘	200’	100’	
Bldg. Coverage %	**12.5%**	**Less than 12.5%**	**Less than 12.5%**	
Impervious Coverage	**35%**	**Less than 35%**	**Less than 35%**	
Lot Area	40,000 sf	40,014 sf	40,014 sf sf	
Front Fence	4’ Height 50% open		6’ Height 50% open	2’ Height 50% open

The applicant, Ms. Gont, would like to install a non-conforming fence at the above referenced address**.**

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1425 Ilona Gont (cont.) 78 Hoover Drive Block 91.07 Lot 8

The application was carried from the May 23, 2024 Zoning meeting.
The survey of the property requires revision .

There was no-one present for application 1425.
Mr. Kassis said we will call the application again, at the end of the meeting, just in case .

Application

1426 Tamar Snir Feldman & Barak Feldman 12 Mountainview Rd Block 1.03 Lot 3

Description	**Required**	**Existing**	**Proposed**	**Variance**
Front Yard Set Back	25’	30.3’’	25’	
Side Yard Abutting/Lot	15’ **20’**	17’ **23.5’**	17’ **11’**	**9’**
Combined Side Yards	**35’**	**40.5’**	**28’**	**7’**
Min. Rear Yard	30’	56.8’	56.8’	
FAR		20.8%	21.6% (2,136 sf)	
Height of Building	28.0’	24’	24’	
Lot Frontage	100’	75’	75’	ENC
Lot Depth	100‘	105.93’	105.93’	
Bldg. Coverage %	20%	12%	14.9%	
Impervious Coverage		32.4%	21.6% (2,136 sf)	
Lot Area	10,000 sf	9,866 sf	9,866 sf	

The applicants, Tamar and Barak Feldman would like to construct an addition at the above referenced address.

Mr. Uri Rapaport introduced himself as the architect for the project, and is representing the owner.
Mr. Van Horne asked the applicants are not present correct **?**
Mr. Rapaport explained that the applicants had a family emergency.
Mr. Van Horne said you can proceed as their representative**..**
Mr. Rapaport was sworn in.
Mr. Van Horne asked Are you a licensed architect in the state of NJ ?
Mr. Rapaport said he was licensed in New Jersey and in good standing.
Mr.Kassis said just for the record, your client has provided you with authorization to testify on their behalf tonight, and accept the answer that the Board eventually will reach.

1426 (cont.) Tamar Snir Feldman & Barak Feldman 12 Mountainview Rd Block 1.03 Lot 3

Mr. Rapaport said that's correct.
Mr.Kassis said ok.
Mr. Van Horne asked and have they authorized you to proceed without them being present **?**
Mr. Rapaport said that's correct.
Mr. Van Horne asked and they know the alternative to that would be to request an adjournment to the following month ?
Mr. Rapaport said that's correct.
Mr. Van Horne said and they chose not to do it. Okay.
Mr.Kassis said (to Mr. Rapaport) please speak to the microphone as close as you can.
Before we get started, the application that was provided to us, nothing has changed. The drawings, and all that were included with your package as being presented tonight. OK.
Mr. Rapaport said the question is about not complying with one side, the set-back and the combined side set-back. This is an existing single family home on 12 Mountain view. Right now, the existing house over there has no garage .The applicant is looking to add a garage to the house, and by doing so we will need a variance for the set-back *out of the garage***.** The house is going under some renovation, at this point, but we are not enlarging the house itself. The addition is only for a garage, and a mud-room attached to the garage. Even after the completion of the work, still we are not even close to the car garage requirement for the .....or the Impervious. This is almost a (8:01) 10,000 sq.ft lot. Maybe short a little bit, and the house could have been bigger.....The garage which is a one story structure. By doing so, the side set-backs on the right side, which is the west side, will be 11' instead of the 15' which is enamel . So we are short 4' over there. And the combined will be 11 and 17 , which is at 28, and we need 35, so we are short over there as well. So these are the only two variances that we need. And, you have the plan over there, showing of what we are trying to do, and I would be happy to answer any questions. (8:52)
Discussion among Board members
Mr. Kassis said is there anything else you would like to point out regarding the application, before we go to any questions from the Board .
Mr. Rapaport said I gave all my review and I will be happy to answer any questions.
Mr. Kassis said the key question I have regarding the plan. You are the architect involved in the restoration of this structure, including the design that has been provided to us ?
Mr. Rapaport said yes, I did the plan for the exterior. Yes.
Mr. Kassis asked the front exterior is that existing, or was that something that you have designed.
Mr. Rapaport said the current elevation of the outside of the house today is a little bit different. The owner was looking to get the *massive* roof he wanted to make it more modern. So we have been moving part of the *massive* roof, and changing the windows and putting new siding.
Mr. Kassis said so let's start with the window placement. They add a very symmetric look to the front of the building. They are placed in very strategic location. We don't have the side profile, but we do have the western profile, that shows no windows at all on that location. How many windows currently exist on the west side of the property before the garage? (11:06)
Mr. Rapaport said I think none. You know what, I'm not sure.
Mr. Kassis said I'm thinking that the western exposure and having walls without windows, probably doesn't match any building structure on that block. Wouldn't be more matching within the community, if there were some windows on that wall ?

1426 (cont.) Tamar Snir Feldman & Barak Feldman 12 Mountainview Rd Block 1.03 Lot 3

Mr. Rapaport said I didn't do a survey of the block. And I don't know if it is matching the neighborhood, in that sense of windows on the side. I don't know. (11:59)

Mr. Kassis said I have a concern that you are encroaching into the side yard and you are presenting an exposure that is nothing but siding and roof .Anybody living to the side of that will find that in a minute, And we will hear from that neighbor to make- and we have mentioned this in previous applications- how a structure without any windows, makes it look like it doesn't fit into Cresskill, and with the Zoning requirements in Cresskill.

Mr. Rapaport said we can perform, Definitely the garage can have a window, or even two windows, if that will make it, in your opinion, it makes it more within the neighborhood *venue*.....

Mr. Kassis said that's just my observation, that you think it would be better to put two windows in there . I cannot force you to do that. (13:04)

Mr. Rapaport said I was saying that I can..... I understood what you are saying ....I agree

Mr. Kassis said so you are voluntarily adding two windows.

Mr. Rapaport said yes I am.

Mr. Kassis said Okay, great, that's one issue, Another thing, the drawing, in particular the last page, it shows the top view, in the back section it says 'Existing Deck', but then when you flip over to the first page of the application, it says enclosed porch . Can you clarify that for us please.

Mr. Rapaport said yes . The deck is existing and is closed. It's a closed deck. They use it as some kind of.....it's neither here nor there. It's not a greenhouse.....so my client wants to remove the enclosure and leave the deck behind. So what was there is changing, but we are not adding, we are just using the deck.

Mr. Kassis said that's just because we see conflicting information, We just want to make sure as we approve the application, if the application is voted on, it will stipulate that that is an open deck. I see on the first page here, that there is a vinyl shed. That shed in the rear of the roof .

Mr. Rapaport said yeah. We need the entire space for the garage and the mud-room. The space is a concrete surface..... (15:0 2)

Mr. Kassis said if you decide to re-locate it, there are certain variances. The property is big enough, where you just verified that you might be able to re-locate it.....

Mr. Rapaport said they didn't indicate to me that.....

Mr. Kassis said you have to speak to the Zoning official on that .

Mr. Rapaport said you are right. The property is bigger.....

Mr. Kassis said are there any other questions for the applicant ?

Is there anyone in the audience that would like to be heard regarding 12 Mountainview Rd ?

Let the record show that no-one has acknowledged that. Alright, I will say that the roof awnings look very nice. encroaching into the side yards, where the tall roof is. I think you did a very nice job. Giving symmetry to the house, making it look modern, and keeping the profile as you (16:04) tightened up the side-yards to the lowest minimum possible. And I think that you have done a good job there.

Mr. Rapaport said I have to tell you there is an issue. Because people think that renovating is simple and not a problem. But you have to put into account what you have over there, and how you manage with that, because any house that you can go later and say this is the addition, it's a dead job, because at the end you want to see one piece of structure, and you cannot tell which is the addition and which is the structure. This will look like one piece meant to be together.....

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1426 (cont.) Tamar Snir Feldman & Barak Feldman 12 Mountainview Rd Block 1.03 Lot 3

Mr. Kassis said Alright, can we have a motion to approve or to deny this application ? (16:47)
Mr. Cleary made the motion to approve. Ms. Wehle seconded.
Mr. Kassis said roll call please.
Ms. Bauer took the Roll Call: all Board members present voted yes.
The application was granted.
Mr. Kassis said the application will be memorialized at the next meeting. *The resolution will include the stipulation of the open deck, and the additional windows, that were included in the motion to approve.*

Mr. Kassis said the next application tonight is 1427 Muhamet Mamo 46 Chestnut St
Is there anyone here for this application ? Please step forward.
Mr. **Muhamet Mamo** was sworn in **.**
Mr. Kassis said I believe I may be within 200'of this application.....I will have to recluse myself. Is the list of property,within 200' included, with name and address before I do that.
Mr. Kassis was not on the list
Mr. Kassis said It's very close to the 200' mark. I will recluse myself just in case.
Mr. Bancroft, as interim chairman, replaced Mr.Kassis for Application 1427.

1427 Muhamet Mamo 46 Chestnut St Block 57 Lot 9

Description	**Required**	**Existing**	**Proposed**	**Variance**
Front Yard Set Back	**25'**	**19.19'**	**19.19'**	**5.81'**
Side Yard Abutting/Lot	**15'**	**5.7'**	**5.7'**	**9.3'**
Combined Side Yards				
Min. Rear Yard				
FAR				
Height of Building				
Lot Frontage				
Lot Depth				
Bldg. Coverage %	**20%**	**20.4%**	**20.4%**	**0.4%**

The applicant, Muhamet Mamo would like to build a roof over his front porch at the above referenced address.

1427 Muhamet Mamo (cont.) 46 Chestnut St Block 57 Lot 9

Mr. Bancroft asked Mr.Mamo, am I pronouncing your name right ?
Mr. Mamo indicated that he was**.**
Mr. Bancroft said can you please tell us what you are here for.
Mr. Mamo said I bought this house in 1999**,** *I found out that I had the variances when I made the request. I put in at that time the porch. I used that for 35 years, and I asked for improvements. There was no way.....I ordered to put up a roof. Its 94, but its 25 limit, but I have to go for.....*
Mr. Bancroft said the front porch is existing. Correct ?
Mr. Mamo said yes, front porch is existing.
Mr. Bancroft said you are not expanding it ?
Mr. Mamo said no, I cover it.
Mr. Bancroft said all you are going to do I put a cover on it ?
Mr. Mamo said correct
Mr. Cleary asked is it enclosed, like with walls or just a hanging roof ?
Mr. Mamo said just a roof. I have to put two *clamps* in.
Mr. Bancroft asked anyone on the Board have any questions ?
None.
Are there any neighbors , other than friends perhaps.
Mr. Bancroft asked is there anyone here for or against this application ?
There was no reply.
Mr. Bancroft asked any motions ?
Mr. Bancroft made the motion to grant the application.
Mr. Cleary seconded.
Ms. Bauer took the Roll Call: all Board members present voted yes.
The application was granted. (22:39)
Mr. Mamo said Thank-you very much.
Mr. Van Horne said come back in 30 days for the memorialization**.**
Mr. Kassis said the next application on the agenda is 1428 for 15 Van Buren Court.
If someone is here for this please step forward .
Mr. Van Horne asked are you the applicant ?
Maria Topilow said that she was **.**
Ms. Maria Topilow was sworn in**.**
Mr. Van Horne said please tell us about the application

Application

1428 Maria Topilow 15 Van Buren Court Block 211 Lot 16

Description	Required	Existing	Proposed	Variance
Side Yard Fence	**4' high** **50% open**		**5.5' high** **75% open**	**1.5'**

The applicant, Maria Topilow would like to install a fence in the side yard that matches the one already installed on the other side of the house, at the above referenced address.

1428 Maria Topilow (cont.) 15 Van Buren Court Block 211 Lot 16

Ms. Topilow said the application is, I just want an upgrade to my property. I had a deer fence attached to the fence that I had in my yard, which is a portrait fence that is required with the pool that I have in the back-yard**.** But I just don't want deer back there anymore**.** I have a new granddaughter, so I just want more from my property. So, I have the deer fence, but the front space fence, on either side of my house, is different. On the garage side I have an aluminum fence which is more decorative, it is grandfathered at 5' 5"; but the other side is the chain-link fence with a gate to allow gardening equipment to come in onto the property, and that is 4'. Like what it was originally approved. And what I'd like to do, I'd like to raise it to match the one on the driveway side, and to match that now has deer fence as well, So in essence right now, what I have is: I have the 6' deer fence attached to my 4' fence required for the pool, I have the grandfathered aluminum fence on the driveway side, and I have the fence that remains at 4' that is not currently allowed, by ordinance, to be taller than that . So I feel just like a match. The front facing fences and my fence guy is willing to install an aluminum fence to look like the one on the driveway side, on the other side as well. So this way, it is all uniform height and look.
Mr. Kassis said Okay. So the fence location is not going to change.
Ms. Topilow said no.
Mr. Kassis said it's going to be the back plane of the house, and what you said right now , it's a 4' cyclone fence, and you are going to be putting a fence, the 5'5" fence, that meets the 75% required opening. Which in that case is a much more *impressive 5%***.**
Mr. Bancroft said this is the aluminum baluster type fence.
Ms. Topilow said right.
Mr. Kassis said do you by any chance have a picture of the fence to show the Board, so just that we can confirm.
Ms. Topilow said I actually had this picture**.**
Ms. Topilow gave the picture to Mr.Kassis**.**
Mr. Kassis said Okay, we will retain this copy and mark it.....
Mr. Kassis said so the record should reflect that the fence is going to be 2' *phases* to whatever this fence is. Based on the right side of the house**.**
Ms. Topilow said yes**.**
Ms. Westerfeld asked about the visibility of the fence**.**
Ms. Topilow said it's not even visible from the street. Because there is landscaping on the front of the house, there is landscaping along the side of the house, You can't even barely see it. But I wanted the fence to be higher to match the deer fence. So the deer don't have one egress and one exit.
Mr. Kassis said is there anyone here in this audience for or against this application would like to be heard ? Let the record reflect that no-one is here.
Mr. Kassis said unless there are any questions for the applicant. I will entertain a motion to either approve or deny the application as provided.
Ms. Westerfeld made the motion to approve.
Mr. McCord seconded**.**
Mr. Kassis said Roll Call.
Ms. Bauer took the Roll Call: all Board members present voted yes **.**
Mr. Kassis said the application will be memorialized at the next meeting. You will be able to pick it up, soon after it's processed, from the Building Department.
Mr. Kassis said it looks like you have more flowers in your back-yard than you did last year.
Ms. Topilow agreed.
Ms. Topilow asked when is your next meeting ?

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1428 Maria Topilow (cont.) 15 Van Buren Court Block 211 Lot 16

Mr. Bancroft said 4th Thursday in July.
Ms. Topilow said Okay. Thank-you very much.
Mr. Kassis said Okay. We are going for one more time, to ask for Application 1425 which is 78 Hoover Drive . Is someone here for this application ?
Let the record reflect that no-one is here.
Mr. Kassis said is there a motion to carry Application 1425 to the next Zoning Board meeting.
The Board agreed to carry Application 1425 to the next Zoning Board meeting.
Mr. Kassis said next order of business is the memorialization of Application 1420
Mr. Van Horne officiated the memorialization.

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	

The applicant was granted permits to install a new walkway, driveway, and shed (which were already installed without permits), at the above referenced property, requiring the following variances :

	Required	**Proposed**	**Variance**
Fence	**4’ (side yard)**	**6’**	**2’**
Bldg. Coverage %	**20%**	**21.7%**	**1.7%**
Impervious Coverage	**30%**	**32.23%**	**2.23%**

Ms. Bauer took the Roll Call: the Memorialization was officiated.

Mr. Kassis made the motion to adjourn the meeting at 8:00 PM