Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Minutes Dec. 5, 2024

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

Mr. Kassis used tape to mend the 'stem' of one of the microphones on the court table that was broken.. The microphone appeared to be otherwise functional.

At 7:30 pm, ***Mr. Kassis*** *called the Dec. 5, 2024 meeting to order*

The Roll Call was taken.

Minutes of Oct. 24, were approved

Please see next page

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Application 1437

Avi Lavon 129 5th Street Block 48 Lots: 661-663

Description	Required	Existing	Proposed	Variance
Minimum Lot Area	10,000 sq.ft		7,500	ENC
Min.One Side Yard	15’		10.5’	4.5’
Min.Other Side Yard	20’		13.2’	6.8’
Total Side Yards	35’		23.7’	11.3’
Max. Bldg.Coverage	20%		29.2%	**9.2%**
Max.Impervious Coverage	32.4%	37.25%	40.6%	8.2%
Max. FAR	34.32%	14.4%	40%	5.68%
Minimum Lot Frontage	100’		75’	ENC
Minimum Rear Yard	30‘		15.21’	14.79’
Front Yard Set Back	25’	26,7’	27.47’	
Height of Building	30.0’ 2.5 story	19.5’. 1.5 story	29.75’ 2.5 story	
Lot Depth	100’	100’		

The applicant, Avi Lavon, wants to construct a 1569 sq.ft,, 2nd floor, and a two-story rear addition, to the existing one story frame house

At the request of the applicant , the application was carried to the next Zoning Board meeting on Jan.23, 2025.

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Memorializations,

The following applications were Memorialized

1434	Moshe Alfassi	91 Madison Ave Construct addition, deck & stairs	Block 25	Lot 37
1435	Ilan L. Shemtov	165 Jefferson Ave Construct addition and driveway	Block 33	Lots 321 & 322
1436	Pasquale Frega	9 Heatherhill Road, Demarest Installed non-conforming fence in Cresskill	Block 1.01	Lot 25