

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 7:30 pm  
Agenda Aug. 22, 2024**

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

**Application**

**1430 Meng Xie and Guofang Teng (c/o Matthew G. Capizzi Esq.)**

**46 Heather Hill Rd.**

**Block 1.04 Lot 5**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25'	28.4'	28.4'	
Side Yard Right	15'	10.1'	10.1	ENC
Side Yard Left	25'	12.7'	12.7'	ENC
Combined Side Yards	35'	22.8'	22.8'	<b>ENC</b>
<b>Rear Yard Set Back</b>	30'	39.33'	39.33	
<b>FAR</b>	34.32%	N/A		
<b>Max.Livable Floor Area</b>				
Height of Building	30.0'	N/A		
Lot Frontage	100'	75'	75'	
Lot Depth	100'	100'	100'	
<b>Bldg. Coverage %</b>	<b>20%</b>	<b>20%</b>	<b>23.9%</b>	<b>3.9%</b>
<b>Impervious Coverage</b>	<b>32.40%</b>	<b>29.6%</b>	<b>42%</b>	<b>9.60%</b>
Lot Area	10,000 sf	7,500 sf		

**The applicants, Meng Xie and Guofang Teng, seek to install, a patio, pergola and stepping stones**

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**Memorialization**

<b>1425 Ilona Gont</b>	<b>78 Hoover Drive</b>		<b>Block 91.07 Lot 8</b>	
<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	50'	55'	55'	
<b>Side Yard Abutting/Lot</b>	<b>30'</b>	<b>29.63'</b>	<b>29.63''</b>	<b>ENC</b>
Front Corner	50'	55'	55'	
Combined Side Yards				
<b>Min. Rear Yard</b>	<b>75'</b>	<b>76.44'</b>	<b>76.44'</b>	
<b>FAR</b>	<b>20.0%</b>	<b>Less than 20%</b>	<b>Less than 20%</b>	
Height of Building	33.0'	Less than 33'	Less than 33'	
Lot Frontage	150'	314'	314'	
Lot Depth	200'	200'	100'	
<b>Bldg. Coverage %</b>	<b>12.5%</b>	<b>Less than 12.5%</b>	<b>Less than 12.5%</b>	
<b>Impervious Coverage</b>	<b>35%</b>	<b>Less than 35%</b>	<b>Less than 35%</b>	
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, was granted the above variances to install a non-conforming fence at the above referenced address.**

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

**The applicant did not appear at the June 27, 2024 Zoning meeting.**

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**Memorialization**

**1429 TGBTB                      141 Truman Drive    Block 91.08    Lot 23    Zone R-40**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Lot Area	40,000sf	39,100		
Lot Frontage Lot Depth	150' 200'	170' 230'		
Front Fence	4' Height 75% open		6' Height Less than 75% open	
Over-sized Posts / columns	Included in Impervious Coverage			Excluded in Impervious Coverage
Distance of gates to roadway	25'		14.2'	10.8'
Height of Gate	Less than 150% fence height		6'	
Fence location from street	10'		14.2'	complies
Fence painted one color			complies	
Not installed on Berm nor swale nor wall			complies	
Finished side away from property			complies	
Permit flow of natural drainage			complies	
Not erected in borough right of way			complies	

**The applicant, (TGBTB), was granted the above variances to install a security wall / fence with entrance gates at the above referenced address.**

**Note:    A driveway gate will not meet the requirements for a pool barrier**