

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 7:30 pm  
Agenda Dec. 7, 2023**

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

**Application**

<b>1416 Maximilian Moehlan</b>	<b>17 Cherry Court</b>		<b>Block 28 Lot 20</b>	
<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25'	25.1'	25.1'	
<b>Side Yard Abutting/Lot</b>	<b>15'</b>	<b>12.4'</b>	<b>12.4'</b>	<b>ENC</b>
<b>Other Side Yard</b>	<b>15'</b>	<b>12.4'</b>	<b>12.4'</b>	<b>ENC</b>
<b>Combined Side Yards</b>	<b>35'</b>	<b>28.8'</b>	<b>28.8'</b>	<b>ENC</b>
Min. Rear Yard	30'	32.5'	32.5'	
<b>FAR</b>				
Height of Building				
Lot Frontage	100'	75'	75'	ENC
Lot Depth	100'	100'		
<b>Bldg. Coverage %</b>	<b>20%</b>			
<b>Impervious Coverage Within 125' lot line</b>	<b>32.4%</b>	<b>36.8%</b>	<b>40.4%</b>	<b>8 %</b>
Lot Area	10,000 sf	7,500 sf	7,500 sf	ENC

**Maximilian Moehlan was before the Sept 28 2023 Zoning Board for approval.**

**They would like to widen their driveway.**

**The applicant agreed to limit the expansion to 3'.**

**Application was carried to the Oct. 26 meeting.**

**At the applicant's request, it was carried to the Dec. 7, 2023 meeting.**

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**Application**

<b>1417 Adam Burlison</b>		<b>46 Crest Drive South</b>		<b>Block 92.04 Lot 12</b>	
<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>	
Front Yard Set Back	25 ft.	24.1 ft.	12.4 ft.	3.6 ft.	
Side Yard Abutting/Lot	15 ft.	11.4 ft.	12.4 ft.	2.6 ft.	
<b>Other Side Yard</b>	20 ft.		18.8 ft.	1.2 ft.	
<b>Combined Side Yards</b>	35 ft.		30.2 ft.	5 ft.	
Rear Yard Set Back	30 ft.	43 ft.	27.9 ft.	2.1 ft.	
Max. Livable Fl. Area (FAR)	39%	26%	37%		
<b>Lot Frontage</b>	100 ft.	60 ft.		ENC.	
Lot Depth	100 ft.	115 ft.	115 ft.		
Bldg. Coverage %	20%	18%	25.9%	5.9%	
Impervious Coverage variable	33.9%	30%	41.25%	7.35%	
Height of Bldg.	28 ft.	22 ft.	27.5 ft.		
Lot Area	10,000 sq. ft.	6,900 sq. ft.		ENC.	
Min. Driveway side-yard	10 ft.				

**Adam Burlison was before the Oct 26 Zoning Board for approval. They would like to construct a new paver patio and a new wooden deck.**

**On Jan. 28, 2021, the same owner/ applicant applied, and was granted (Resolution Docket No. 1372) approval to construct a 2<sup>nd</sup> story addition.**

**Mr. Adam Burlison** requested adjournment to the December meeting.

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**Application**

**1418 Majid Syed & Deeba Patel**

**62 Merritt Ave**

**Block 28.01 Lot 4**

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25 ft.	25.5 ft.	25.5 ft.	
Side Yard Abutting/Lot	<b>15 ft.</b>	<b>7.5'</b>	<b>7.5</b>	<b>ENC</b>
<b>Other Side Yard</b>	<b>20 ft.</b>	<b>9.6'</b>	<b>9.6'</b>	<b>ENC</b>
<b>Combined Side Yards</b>	<b>35 ft.</b>	<b>17.1</b>	<b>17.1</b>	<b>ENC.</b>
<b>Rear Yard Set Back</b>	<b>30 ft.</b>	<b>28.3 ft.</b>	<b>28.3 ft.</b>	<b>ENC</b>
Max. Livable Fl. Area (FAR)	34.2%	NA	NA	NA
Lot Frontage	100 ft.	75 ft.	75 ft	ENC.
Lot Depth	100 ft	100.7 ft.	100.7 ft.	
Bldg. Coverage %	20%	26.2%	26.2%	ENC
Impervious Coverage variable	<b>32.4%</b>	<b>39.9% (3016)</b>	<b>41.5% (3136)</b>	<b>9.1%</b>
Height of Bldg./stories	28' / 2.5 .	NA	NA	ENC
Lot Area	10,000 sq. ft.	7,558 sq. ft.	7,558	ENC.
<b>Min. Dist. House to pool</b>	<b>15'</b>	<b>NA</b>	<b>6.4'</b>	<b>8.6'</b>
Min. Side yard (pool)	15'	NA	17.4'	
Min. Rear Yard (pool)	5'	NA	17.4'	

**A representative for the owners was before the Oct 26 Zoning Board for approval. They would like to construct a pool / patio.**

**The application, for the Oct. 26, 2023 Zoning Meeting, was incomplete.**

**A revised application was delivered to Boro Hall on 11/01/2023.**

**The data in the above table was copied from the 'Zoning Notes' on the revised application.**

**Memorialization**

**NONE**