



**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 7:30 pm  
Agenda Feb. 23, 2023**

**Application**

**1401 Yaniv & Shelly Kalish                      8 Mountain View Rd.                      B 1.03 L 2**

<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>16'</b>	<b>16'</b>	
<b>Other Side Yard</b>	<b>20'</b>	<b>16'</b>	<b>16'</b>	<b>ENC</b>
<b>Combined Side Yards</b>	<b>35'</b>	<b>32'</b>	<b>32'</b>	<b>ENC</b>
<b>Min. Rear Yard</b>	<b>30'</b>	<b>34.5'</b>	<b>34.5'</b>	
<b>FAR</b>	34.32%	32.9%	32.9%	
Height of Building	28	28	28	
Lot Frontage	100'	<b>75'</b>	<b>75'</b>	<b>ENC</b>
Lot Depth	100'	100'	100'	
<b>Bldg. Coverage %</b>	<b>20%</b>	<b>20%</b>	<b>23.27%</b>	<b>3.27%</b>
<b>Impervious Coverage variable</b>	32.4%	30.2%	34.04%	<b>1.64%</b>
Lot Area	10,000 sq.ft	9677 sq.ft	9677 sq.ft	<b>ENC</b>

**Mr. & Mrs Kalish has applied to the ZBOA to construct an addition**

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**Application**

**1402 Adam Pitt                      266 Concord St.                      B 14 L 60**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25'			
<b>Side Yard Abutting/Lot</b>	<b>15'</b>		<b>7.9'</b>	<b>7.1'</b>
<b>Other Side Yard</b>	<b>20'</b>	<b>21.7'</b>	<b>7.9'</b>	<b>12.1'</b>
<b>Combined Side Yards</b>	<b>35'</b>	<b>27.1'</b>	<b>15.8'</b>	<b>19.2'</b>
Min. Rear Yard	30'	88.1'		
FAR	37.02%	15.28%	27.23%	
Height of Building	28'	20.2'	22.5'	
Lot Frontage	100'	60'		ENC
Lot Depth	100'	142.23'		
<b>Bldg. Coverage %</b>	<b>20%</b>		<b>25.27%</b>	<b>5.27%</b>
<b>Impervious Coverage variable</b>	<b>33.9%</b>	<b>23.70%</b>	<b>38.94%</b>	<b>5.04%</b>
LotArea	10,000 sf	8,695 sf		ENC

**Mr. Adam Pitt has applied to the ZBOA to construct an addition**

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**Application**

**1403 Marco Benhaim                      101 Hillside Ave                      B 76 L 53**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25'	50.76		
<b>Side Yard Abutting/Lot</b>	<b>15'</b>	<b>11.81</b>		
<b>Other Side Yard</b>	<b>20'</b>	<b>12.15'</b>		
<b>Combined Side Yards</b>	<b>35'</b>			
<b>Min. Rear Yard</b>	<b>30'</b>			
<b>FAR</b>				
Height of Building	28'			
Lot Frontage	100'	75'		
Lot Depth	100'	194'		
<b>Bldg. Coverage %</b>	<b>20%</b>			
<b>Impervious Coverage variable</b>	<b>32.4%</b>	<b>37.86%</b>		<b>5.46%</b>
LotArea	10,000sf			

**Mr Benhaim has applied to the ZBOA to construct a patio.**

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**Application**

**1404 David Renner      15 Phelps Ave.      Block 150 Lot 701**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25'	25.15'	25.15'	
<b>Side Yard Abutting/Lot</b>	<b>15'</b>	<b>14.12'</b>	<b>14.12'</b>	<b>0.88'</b>
<b>Other Side Yard</b>	<b>20'</b>	<b>12.19'</b>	<b>12.19'</b>	<b>7.81'</b>
<b>Combined Side Yards</b>	<b>35'</b>	<b>26.31'</b>	<b>26.31'</b>	<b>8.69'</b>
Min. Rear Yard	30'	62.68'	43.75'	
FAR	30%	18.78%	25.71%	
Height of Building				
<b>Lot Frontage</b>	<b>100'</b>	<b>60'</b>		<b>ENC</b>
Lot Depth	100'	110'		
<b>Bldg. Coverage %</b>	<b>20%</b>	<b>17.36</b>	<b>24.28%</b>	<b>4.28%</b>
Impervious Coverage variable	33.9%	23.75%	30.15%	
<b>LotArea</b>	<b>10,000 S.F</b>	<b>6,600 S.F</b>		<b>ENC</b>

**Mr. David Renner has applied to the ZBOA to construct an addition.**

**There is no memorialization scheduled for this meeting of the ZBOA**