

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 7:30 pm  
Agenda Sept. 28, 2023**

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

## Application

**1414 Ofer Sharon**

## 4 Fenway Court

**Block: 200 Lot: 18**

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	29.6'	27.5'	
Side Yard Abutting/Lot	15'		6' to Basement stairs	9'
Other Side Yard	20'			
Combined Side Yards	35'		26'	9'
<b>Min. Rear Yard</b>	<b>30'</b>	<b>30'</b>	<b>15'</b>	<b>15'</b>
FAR	30%		32.27%	<b>2.27%</b>
Height of Building	28'	24.3'	27.7'	
Lot Frontage	100'	58.82'	<b>258.82'</b>	
Lot Depth	100'	100'	100'	
<b>Bldg. Coverage %</b>	<b>20%</b>	<b>11.9%</b>	<b>20%</b>	
<b>Impervious Coverage Within 125' lot line</b>	<b>30%</b>	<b>22.8%</b>	<b>32.8%</b>	<b>2.8%</b>
Lot Area	10,000 sf	12,332 sf		<b>ENC</b>

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**A representative for the owners is before the Zoning Board for approval. They would like to construct a new single family home at the above address that includes an FAR.**

**This application was reviewed at the August 24,2023 Zoning Board meeting. The attorney, representing the applicant, objected to having a hearing for the FAR variance, and another meeting for the code variances. The attorney for the Zoning Board and the attorney for the applicant have agreed to carry the application (1414) to the September 28 Zoning Board meeting.**

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**Application**

<b>1415 ARZ Industries LLC</b>		<b>165 Knickerbocker Rd</b>		<b>Block 127 Lot 5</b>
<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25'	39.56	39.56	
Side Yard Abutting/ Lot	15'	10.31'	14'	1.0'
Other Side Yard	15'	10.36'	18.2'	1.8'

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<b>Combined Side Yards</b>	<b>35'</b>	<b>20.67</b>	<b>28.51</b>	<b>6.49'</b>
Min. Rear Yard	30'	67.5'	42.9' as to addition	
FAR	37.02%	28.7%	34.5%	
Height of Building	28'	28'	28'	
Lot Frontage	100'	60'	60'	ENC
Lot Depth	100'	150'	150'	ENC
<b>Bldg. Coverage %</b>	<b>20%</b>	<b>17.2%</b>	<b>24.7%</b>	<b>4.7%</b>
<b>Impervious Coverage Within 125' lot line</b>	<b>33.9%</b>	<b>31.3%</b>	<b>42.4%</b>	<b>8.5%</b>
Lot Area	10,000 sf	9,000 sf	9,000	ENC

**A representative for the owners is before the Zoning Board for approval.  
They would like to construct an addition .**

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**Note: The Variances, shown on the Zoning table, have been reviewed by the Construction Official, Robert Rusch.**

**At the request of the applicant, the application (1415) has been carried from the August 24 Zoning Board meeting to the September 28 Zoning Board meeting.**

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**Application**

**1416 Maximilian Moehlan                      17 Cherry Court                      Block 28 Lot 20**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25'	25.1'	25.1'	
Side Yard Abutting/ Lot	15'	12.4'	12.4'	ENC
Other Side Yard	15'	12.4'	12.4'	ENC
Combined Side Yards	35'	28.8'	28.8'	ENC
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>33.4%</b>	<b>36.8%</b>	<b>40.4%</b>	<b>8.4%</b>
Lot Area	10,000 sf	7,500 sf	7,500 sf	ENC

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They would like to construct a driveway.**

**Memorialization**

**None**