

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda Oct. 26, 2023**

A representative for the owners was 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. At the applicant’s request, the application was carried to the Oct. 26/23 meeting

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1416 Maximilian Moehlan 17 Cherry Court Block 28 Lot 20

Description	Required	Existing	Proposed	Variance
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

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Min. Rear Yard	30'	32.5'	32.5'	
FAR				
Height of Building				
Lot Frontage	100'	75'	75'	ENC
Lot Depth	100'	100'		
Bldg. Coverage %	20%			
Impervious Coverage Within 125' lot line	32.4%	36.8%	40.4%	8 %
Lot Area	10,000 sf	7,500 sf	7,500 sf	ENC

**A representative for the owners was before the Sept 28 Zoning Board for approval.
They would like to widen their driveway.
The applicant agreed to limit the expansion to 3'.**

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Application was carried to the Oct. 26 meeting

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1417 Adam Burlison	46 Crest Drive South		Block 92.04 Lot 12	
	Required	Existing	Proposed	Variance
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.
Other Side Yard	20 ft.		18.8 ft.	1.2 ft.
Combined Side Yards	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%	
Lot Frontage	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			

A representative for the owner is 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 2nd story addition. According to the resolution:

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Mark Madaio, attorney for Applicant, questioned the Architect, Asgher Ali Qureshi, who testified as follows:

- a) Applicant owns 46 Crest Drive South , Cresskill, New Jersey;
- b) Applicant wants approval to construct a second story addition at the premises;
- c) They want to square off the first floor so that the house will be a full rectangular and they will do away with cutouts in the rear of the first floor.
- d) There will be a larger kitchen on the first floor;
- e) The existing ground floor is 782 square feet and will be 1,273 square feet with the addition.
- f) And, they plan on adding a second floor. This addition will not require a variance for Building Coverage, nor Floor Area Ratio; nor Impervious Coverage.;
- g) The lot size requirement is 10,000 square feet and the lot is only 6,900 square feet which is 30% undersized.
- h) The second floor will fit on top of the first floor, with one exception, the front of the second floor of the building will hang over the first floor;
- i) The only front yard set back variance required is because they want to convert the front entry and stoop to a covered porch—that requires an 11 inch variance.
- j) The lot is undersized in the front yard by 40% of the requirement.
- k) Applicant agreed that the front porch can never be enclosed**

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1418 Majid Syed & Deeba Patel 62 Merritt Ave Block 28.01 Lot 4

	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft.	25.5 ft.	25.5 ft.	
Side Yard Abutting/Lot	15 ft.	7.5'	4 ft.	11 ft.
Other Side Yard	20 ft.	9.6'	9.6'	5.4'
Combined Side Yards	35 ft.	17.1	17.1	ENC.
Rear Yard Set Back	30 ft.	28.3 ft.	28.3 ft.	ENC
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%	25.6%	25.6%	ENC
Impervious Coverage variable	32.4%	39.5%	47.7%	15.3%

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Height of Bldg.	28/2.5 ft.	NA	NA	ENC
Lot Area	10,000 sq. ft.	7,558 sq. ft.	7,558	ENC.
Min. Driveway side-yard	10 ft			

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

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Memorialization

1415 ARZ Industries LLC 165 Knickerbocker Rd Block 127 Lot 5

Description	Required	Existing	Proposed 8/24/23	Proposed 10/26/23	Variance
Front Yard Set Back	25'	39.56	39.56	No Change	
Side Yard Abutting/ Lot	15'	10.36'	10.36'	No Change	4.64'
Other Side Yard	15'	10.31'	10.31'	No Change	4.69'
Combined Side	35'	20.67	20.67	No Change	9.33'
Min. Rear Yard	30'	67.5'	46'	No Change	
FAR	37.02%	28.7%	38.9%	33%	
Height of Building	28'	28'	28'	No Change	
Lot Frontage	100'	60'	60'	No Change	ENC
Lot Depth	100'	150'	150'	No Change	ENC
Bldg. Coverage %	20%	17.2%	23.5%	22.8%	2.8%
Impervious Coverage	33.9%	31.3%	42.3%	40.7%	6.8%
Lot Area	10,000 sf	9,000 sf	9,000	No Change	ENC