

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

Page 1 of 5

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

Application

1400 Joseph Cartagena 351 E. Madison B 91.05 L 20

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	50'	50'	NA	
Side Yard Abutting/Lot	30'	30'	NA	
Other Side Yard	30'	30'		
Combined Side Yards	60'	64'	NA	
Min. Rear Yard	75'	167'	NA	
FAR	20.1%	<20.1%	NA	
Height of Building	32'	32'	NA	
Lot Frontage	150'	173'	NA	
Lot Depth	200'	261'	NA	
Bldg. Coverage %	12.51%	28.1%	NA	
Impervious Coverage variable	35%	10%	NA	
LotArea	40,000 sf	40,151 sf	NA	
Fence Height	4'		6'	2'
Gates	75% open		solid	

vqc.

Continued next page

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

Page 2 of 5

Application

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

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	25.1'	25.1'	
Side Yard Abutting/Lot	15'	16'	16'	
Other Side Yard	20'	16'	16'	ENC
Combined Side Yards	35'	32'	32'	ENC
Min. Rear Yard	30'	34.5'	34.5'	
FAR	34.32%	32.9%	32.9%	
Height of Building	28	28	28	
Lot Frontage	100'	75'	75'	ENC
Lot Depth	100'	100'	100'	
Bldg. Coverage %	20%	20%	23.27%	3.27%
Impervious Coverage variable	32.4%	30.2%	34.04%	1.64%
Lot Area	10,000 sq.ft	9677 sq.ft	9677 sq.ft	ENC

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

Continued next page

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

Page 3 of 5

Application

1402 Adam Pitt 266 Concord St. B 14 L 60

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'			
Side Yard Abutting/Lot	15'		7.9'	7.1'
Other Side Yard	20'	21.7'	7.9'	12.1'
Combined Side Yards	35'	27.1'	15.8'	19.2'
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'		
Bldg. Coverage %	20%		25.27%	5.27%
Impervious Coverage variable	33.9%	23.70%	38.94%	5.04%
LotArea	10,000 sf	8,695 sf		ENC

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

Continued next page

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

Page 4 of 5

Application

1403 Marco Benhaim 101 Hillside Ave B 76 L 53

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

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

Continued next page

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

Page 5 of 5

Application

1404 David Renner 15 Phelps Ave. Block 150 Lot 701

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

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

There is no memorialization scheduled for this meeting of the ZBOA