

**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'		
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'		
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	

**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**

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<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	<b>25 ft.</b>	<b>24.1 ft.</b>	<b>12.4 ft.</b>	<b>3.6 ft.</b>	
Side Yard Abutting/Lot	<b>15 ft.</b>	<b>11.4 ft.</b>	<b>12.4 ft.</b>	<b>2.6 ft.</b>	
<b>Other Side Yard</b>	<b>20 ft.</b>		<b>18.8 ft.</b>	<b>1.2 ft.</b>	
<b>Combined Side Yards</b>	<b>35 ft.</b>		<b>30.2 ft.</b>	<b>5 ft.</b>	
Rear Yard Set Back	<b>30 ft.</b>	<b>43 ft.</b>	<b>27.9 ft.</b>	<b>2.1 ft</b>	
Max. Livable Fl. Area (FAR)	39%	26%	37%		
<b>Lot Frontage</b>	100 ft.	60 ft.		<b>ENC.</b>	
Lot Depth	100 ft	115 ft.	115 ft.		
Bldg. Coverage %	<b>20%</b>	<b>18%</b>	<b>25.9%</b>	<b>5.9%</b>	
Impervious Coverage variable	<b>33.9%</b>	<b>30%</b>	<b>41.25%</b>	<b>7.35%</b>	
Height of Bldg.	28 ft.	22 ft.	27.5 ft.		
Lot Area	10,000 sq. ft.	6,900 sq. ft.		<b>ENC.</b>	
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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<b>1418 Majid Syed &amp; Deeba Patel</b>	<b>62 Merritt Ave</b>		<b>Block 28.01</b>	<b>Lot 4</b>
	<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**