

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 7:30 pm  
Agenda Mar. 28, 2024**

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

**Application**

<b>1418 Majid Syed &amp; Deeba Patel</b>		<b>62 Merritt Ave</b>		<b>Block 28.01 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.**

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**Application**

**1420 Adi Levi                      135 4<sup>th</sup> Street                      Block 49   Lots 615, 616, 617, 618**

<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>14.7'</b>	<b>14.7'</b>	<b>ENC</b>
Other Side Yard	20'	25.8'	25.8'	
Combined Side Yards	35'	40.5'	40.5'	
<b>Min. Rear Yard</b>	<b>30'</b>	<b>Deck 24.77' House 37.13'</b>	<b>24.77' 37.13</b>	<b>Deck ENC</b>
<b>FAR</b>	<b>30.0%</b>	<b>14.73%</b>	<b>14.73%</b>	
Height of Building	28.0'	16'	16'	
Lot Frontage	100'	100'	100'	
Lot Depth	100'	100'	100'	
<b>Bldg. Coverage %</b>	<b>20%</b>		<b>21.70%</b>	<b>1.7%</b>
<b>Impervious Coverage</b>	<b>30.0%</b>		<b>32.23%</b>	<b>2.23%</b>
Lot Area	10,000 sf	10,000 sf	10,000 sf	

**Mark D. Madaio ESQ. is representing the applicant, Adi Levi**

**The applicant installed a new walkway, driveway, and shed without permits at the above referenced property, requiring the following variances :**

	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
<b>Min. One Side Yard</b>	<b>5'</b>	<b>3'</b>	<b>2'</b>
<b>Fence</b>	<b>4' (side yard)</b>	<b>6'</b>	<b>2'</b>
<b>Bldg. Coverage %</b>	<b>20%</b>	<b>21.7%</b>	<b>1.7%</b>
<b>Impervious Coverage</b>	<b>30%</b>	<b>32.23%</b>	<b>2.23%</b>

**At the request of the applicant, the application was carried from the Feb. 22, 2024 ZBOA meeting .**

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**1421 Avi Lavon**

**159 Seventh St**

**Block 34 Lot 266**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	<b>25 ft.</b>	<b>20.4'</b>	<b>24.0'</b>	<b>ENC</b>
Side Yard Abutting/Lot	<b>15 ft.</b>	<b>9.6'</b>	<b>9.6'</b>	<b>ENC</b>
<b>Other Side Yard</b>	<b>20 ft.</b>	<b>17.8'</b>	<b>17.8'</b>	<b>ENC</b>
<b>Combined Side Yards</b>	<b>35 ft.</b>	<b>27.4'</b>	<b>27.4'</b>	<b>ENC</b>
Rear Yard Set Back	30 ft.	36.8'	32.2'	
<b>Max. Livable Fl. Area (FAR)</b>	<b>34.32%</b>	<b>20.92%</b>	<b>40.54%</b>	<b>6.22%</b>
<b>Lot Frontage</b>	100 ft.	75'	75'	ENC
Lot Depth	100 ft	100'		
Bldg. Coverage %	<b>20%</b>	<b>18.4%</b>	<b>24.69%</b>	<b>4.69%</b>
Impervious Coverage variable	<b>32.40%</b>	<b>32.12%</b>	<b>36.13%</b>	<b>3.73%</b>
Height of Bldg.	28 ft.	1sty/20.0'	2-1/2sty /27.75'	
Lot Area	10,000 sq. ft.	7500 sq.ft		ENC
Min. Driveway side-yard	10 ft			

**Mr. Avi Lavon is before the Zoning Board for approval.**

**He proposes to add 1472 sq.ft 2nd floor and 2 story rear addition to the existing 1 1/2 story frame dwelling.**

**Greater than 50% of the exterior walls will be removed. As per the Chapter 275 definition of new construction, this is considered new construction.**

**Because a variance in FAR is proposed, the application must first be approved by the Zoning Board, and then by the Planning Board.**

**At the request of the applicant, the application was carried from the Feb. 22, 2024 ZBOA meeting**

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<b>1422 Tal Topaz</b>	<b>8 Douglas Drive</b>		<b>Block 1.05 Lot 14</b>	
	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25 ft.	28.38'	28.38'	
<b>Side Yard Abutting/Lot</b>	<b>15 ft.</b>	<b>10.22'</b>	<b>10'</b>	<b>5'</b>
<b>Other Side Yard</b>	<b>20 ft.</b>	<b>20.12</b>		
Combined Side Yards	35 ft.	30.34'	30.34'	ENC
<b>Rear Yard Set Back (addition)</b>	<b>30 ft.</b>	<b>30.06 ft</b>	<b>22.09</b>	<b>7.91 ft</b>
<b>Max. Livable Fl. Area (FAR)</b>	<b>31.62%</b>	<b>36.37%</b>	<b>36.96%</b>	<b>5.34%</b>
Lot Frontage	100 ft.	90.49'	90.49'	ENC
Lot Depth	100 ft	91.74'	91.74'	ENC
<b>Bldg. Coverage %</b>	<b>20%</b>	<b>22.9%</b>	<b>23.48%</b>	<b>3.48%</b>
Impervious Coverage variable	<b>30.90%</b>	<b>34.7%</b>	<b>37.70%</b>	<b>6.80%</b>
Height of Bldg./stories	2 ½ sty/ 28.0'	2 ½ sty/ 27.75'	2 ½ sty/ 27.75'	
Lot Area	10,000 sq. ft.	8650 sq.ft	8650 sq.ft	ENC
<b>Min. Dist. House to pool</b>	<b>15'</b>		<b>10'</b>	<b>5'</b>
Min. Side yard (pool)	5'		5'	

**Mr. Tal Topaz is before the Zoning Board for approval.**

**He proposes to construct a new in-ground pool, and a one story rear addition.**

**At the request of the applicant, the application was carried from the Feb. 22, 2024 ZBOA meeting**

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**Application**

<b>1423 Loman Court Trust</b>	<b>37 Loman Court</b>		<b>Block 90.01</b>	<b>Lot 25</b>
	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
<b>One Family Residence (R-40)</b>				
Front Yard Set Back	50 ft.	95.5 ft	95.5 ft	
<b>Side Yard Abutting/Lot</b>	<b>30 ft.</b>	<b>28.9 ft</b>	<b>28.9 ft</b>	<b>ENC</b>
Other Side Yard	30 ft.	30 ft	30 ft	
<b>Combined Side Yards</b>	<b>60 ft.</b>	<b>58.9 ft</b>	<b>58.9 ft</b>	<b>ENC</b>
Rear Yard Set Back	75 ft.	153.7 ft	153.7 ft	
<b>Max. Livable Fl. Area (FAR)</b>	<b>20%</b>	<b>13.6%</b>	<b>13.6%</b>	<b>ENC</b>
Lot Frontage	90 ft.	90 ft	90 ft	
Lot Depth	200 ft	322.4 ft	322.4 ft	
Bldg. Coverage %	12.5 %	8.7%	8.7%	
Impervious Coverage variable	35%	30.5%	32.3%	
Height of Bldg./stories	2 ½ sty/ 28.0'	2 ½ sty/ 27.75'	2 ½ sty/ 27.75'	
Lot Area	40,000 sq. ft.	46,799 sq.ft	46,799 sq.ft	
<b>Fence Height (front &amp; side yard)</b>	<b>4'</b>		<b>6'</b>	<b>2'</b>
<b>Fence Visibility</b>	75% open	none	Solid	Solid

**The Loman Court Trust is before the Zoning Board for approval.**

**They would like to install a non-conforming fence and wall**

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<b>1424 Yan Shtarker</b>	<b>26 Emerson St</b>	<b>Block 120 Lot 40</b>		
	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25 ft.	26.60 ft	26.60 ft	
Side Yard Abutting/Lot	15 ft.	17.20 ft	17.20 ft	
<b>Other Side Yard</b>	<b>20 ft.</b>	<b>19.00 ft</b>	<b>19.00 ft</b>	<b>1.0 ft</b>
Combined Side Yards	35 ft.	36.20 ft	36.20 ft	
<b>Rear Yard Set Back</b>	<b>30 ft.</b>	<b>36.6 ft</b>	<b>36.6 ft</b>	
<b>Max. Livable Fl. Area (FAR)</b>	39.00%			
Lot Frontage	100 ft	100'	100'	
Lot Depth	100 ft	100 ft	100'	
<b>Bldg. Coverage %</b>	<b>20%</b>	<b>22.15%</b>	<b>22.15%</b>	<b>ENC</b>
Impervious Coverage variable	<b>30 %</b>	<b>31.66%</b>	<b>37.51%</b>	<b>7.51%</b>
Height of Bldg./stories	2.5 ½ sty/ 28.0'	2 sty/ 27.75'	2 sty/ 27.75'	
Lot Area	10,000 sq. ft.	10,000 sq.ft	10,000 sq.ft	
<b>Min. Dist. House to pool</b>	<b>15'</b>		<b>13'</b>	<b>2'</b>
Min. Side yard (pool)	5'		5'	

**Mr. Yan Shtarker is before the Zoning Board for approval.**

**He proposes to build an inground pool and expand the driveway.**

**Memorilization**

**none**