

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda Dec. 02, 2021**

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

Applications

1386 Rotem & Yael Lavon 70 Heather Hill Rd B 1.05 L 12

Description	Required	Existing	Proposed	Variance
Front Yard Set Back (Heatherhill)	25'	29.6'	27.6'	
Front Yard Set Back (Carleton)	25'	25.5'	25.5'	
Side Yard Abutting/Lot	15'	10.2'	10.2'	4.8'
Other Side Yard	20'	na	25.5'	
Combined Side Yards	35'	na	35.7'	
Min. Rear Yard	30'	32.26'	30.18'	
FAR	34.32% (2544SF)	14.08% (1044 SF)	39.22% (2908 SF)	4.9%
Height of Building	2 ½ STY 28'	1 STY	2 ½ STY 30.5'	2.5'
Lot Frontage	100'	155'	155'	
Lot Depth	100'	100'	100'	
Bldg. Coverage %	20% (1482 SF)	25.62% (1900 SF)	19.77% (1466 SF)	
Impervious Coverage variable	32.4% (2402 SF)	41.99% (3113 SF)	31.18% (2908 SF)	
Lot Area	10,000 sq.ft	7,414 Sq.ft		enc

The applicant proposes to add 1 ½ stories and renovate, an existing single-family house

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Memorialization

1385 Ori & Ziv Dermer 105 Heather Hill Rd B 1.03 L 34

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	n/a	25.2'	
Side Yard Abutting/Lot	15'	n/a Left side	15.3 Left side	
Other Side Yard	20'	n/a Right side	16.7 Right side	3.3'
Combined Side Yards	35'	n/a	32'	3
Min. Rear Yard	30'	n/a	30.1'	
FAR	34.32%	n/a	36.1%	1.78%
Height of Building	28'	22'	27.5'	
Lot Frontage	100'	75'	75'	enc
Lot Depth	100'	100'	100'	
Bldg. Coverage %	20%	n/a	24.1%	4.1%
Impervious Coverage variable	32.4%	n/a	39.1%	6.7%
Lot Area	10,000 sq.ft	7,500 Sq.ft		enc

The applicant was granted the above variances for a new single-family house, with the following stipulations :

- The applicant will plant vegetative screens on both sides of the property.**
- The applicant will include a window in the garage.**
- The applicant will install sound baffling equipment on the generators.**

The applicant will apply to the Planning Board for approval.