

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

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

Application

1400 Joseph Cartagena 351 E. Madison B 91.05L20

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	

**Mr. Cartagena has applied to the ZBOA to construct a fence with gates.
The application was carried from the Feb. 23, 2023 ZBOA meeting.**

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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.

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Memorialization

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%	To be determined
Impervious Coverage variable	32.4%	30.2%	34.04%	To be determined
LotArea	10,000 sq.ft	9677 sq.ft	9677 sq.ft	ENC

Mr. & Mrs Kalish were granted the above variances to construct an addition to their home.

The applicants were granted variances for Building Coverage and Impervious Coverage to be determined with the removal of an impervious walkway on the right side of the house.

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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. Pitt was granted the above variances to construct an addition to his home.

Mr. Pitt will make a modification to his roof line

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Memorialization

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 was granted the above variances to construct a patio.