

MINUTES

CRESSKILL PLANNING BOARD

OCTOBER 25, 2016

Mr. Morgan opened the meeting at 7:32 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

Members present at roll call: Mayor Romeo, Councilwoman Tsigounis, Mr. Morgan, Mr. Calder, Mrs. Schultz, Mr. Ulshoefer, Mr. Durakis and Mr. Mandelbaum. Also present were Mr. Paul Azzolina, Borough Engineer, and Mr. Schuster, Planning Board Attorney.

Mr. Ulshoefer made a motion to approve the minutes of the October 11, 2016, meeting. The motion was seconded by Mr. Durakis. All present were in favor of the motion. Motion approved.

Correspondence

Notice from the Borough of Tenafly regarding Ordinance No. 16-18 – An Ordinance to amend the Zoning map of the Borough of Tenafly adopted on February 9, 2016, and to amend and supplement the Land Development Regulations of the Borough of Tenafly to designate certain properties within the Borough “Historic” as set forth in the Historic Preservation Plan of the Master Plan of the Borough of Tenafly and amending Chapter XXV of the revised general ordinances of the Borough of Tenafly, entitled “Land Development Regulations.” This is in regards to 20 Forest Road. Copy to Mr. Schuster. File.

Letter from the County of Bergen, Department of Planning and Engineering, dated October 13, 2016, to Mr. Mario Valente, 15 Wakelee Drive Corp. regarding Application #1477M, 104 Morningside Avenue. This application was reviewed by the Bergen County Planning Board’s Subdivision and Site Plan Review Committee at their October 11, 2016 meeting and was granted *conditional* approval as set forth on the enclosed Joint Report. File.

Letter from Mr. Mark D. Madaio, lawyer for Application #1490M, 182 4th Street, asking to carry this matter to the November 22nd meeting. He asks the adjournment of this matter at the October 25th meeting as they have already noticed for the October 25th date. Mr. Schuster stated that he doesn’t want to re-notice. He doesn’t know how he can even think about that because the last time he noticed the application wasn’t deemed complete and wasn’t available for the public to look at. He doesn’t think that that would be appropriate to waive the notice requirement in that situation. Mayor Romeo stated that we can deal with that at the November 1st meeting. That will give them plenty of time to re-notice.

Subdivision Committee

Councilwoman Tsigounis had nothing to report.

Report from the Borough Engineer’s Office

Mr. Azzolina noted that the Lavon application on 47 Pershing Place, Application #1489M, is termed a minor subdivision but is actually a major subdivision in that variances are required. It is a subdivision and site plan application. The application was reviewed for completeness and was found to be incomplete. His findings are set forth in a memorandum dated October 25, 2016. There are approximately 33 items. The Board may recall that we saw an application on this property about eight years ago. It never went through. They withdraw the application prior to a Board decision. This is

essentially the same application. One of the major deficiencies with the application is that they didn't provide the architectural drawings so there is no way of knowing if the footprints are correct, the FAR, height, etc. The survey is not provided. The survey was prepared by a surveyor/engineer and references another surveyor's mapping and doesn't provide the original copies as required by law. There are a number of things that need to be addressed in order for the application to be deemed complete. The applicant was here hoping to present the plans. He recommended that it was not worthwhile because the plans were incomplete. He was provided copies of the report so he can address the issues.

Councilwoman Tsigounis asked if they are using the same plan. Mr. Azzolina noted that it is a different applicant. The application is essentially the same because they are taking a 140-foot-wide lot and dividing it in two.

Mr. Azzolina noted that another application that is was waiting for revised plans for is the Lee Application #1487, 182 Madison Avenue. He received, via e-mail today, the revised site plan. He hasn't had the opportunity to review it. He will report on that at next week's meeting.

Old Business

None.

New Business

None.

Other Business

None.

Mr. Morgan opened the meeting to the public. Mr. Walter Polocosky of 186 4th Street wished to be heard. He was curious as to what the houses at 182 4th Street were going to look like. Mayor Romeo told him that they are not coming in until the end of the month. From what he gathers, there is a 175-foot frontage, a 50 and a 75. It looks like he wants to tear down the house and then make the lots wider, two 62.5 foot lots, so there are wider side yards. Mr. Morgan closed the meeting to the public.

Motion was made by Mrs. Schultz to adjourn the meeting at 7:41 PM, seconded by Mr. Durakis. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for November 1, November 22, December 13, and December 27, 2016, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary