

# **MINUTES**

## **CRESSKILL PLANNING BOARD**

**OCTOBER 27, 2015**

Mayor Romeo opened the meeting at 7:37 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

Members present at roll call: Mayor Romeo, Councilwoman Tsigounis, Ms. Bauer, Mrs. Schultz, Mr. Ulshoefer, Mr. Moss and Mr. Durakis. Also present were Mr. Azzolina, Borough Engineer, and Mr. Steven Schuster, Board Attorney.

\*\*\*\*

Mr. Ulshoefer made a motion to approve the minutes of the October 13, 2015, meeting. The motion was seconded by Mr. Durakis. All present were in favor of the motion. Motion approved.

\*\*\*\*

### **Correspondence**

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated October 14, 2015, sending Mr. Daniel Bae to this Board for approval. He would like to open a retail area on the first floor and two residential units on the second floor of 56 and 66 East Madison Avenue. He is proposing a change of use as the houses are in an existing R-10 zone. Mr. Schuster noted that he wants commercial use and residential use, which is a dual use that is not permitted in the R-10 Zone. Mr. Azzolina noted that he spoke to the applicant, Mr. Feldman, and asked him if he was the contract purchaser and he said that he owned the property outright. Mr. Bae is looking for retail on the first floor and two apartments on the second floor. Mr. Azzolina assumes that it would have to be a knockdown because there are two separate single family homes on each one of those properties. Mrs. Schultz said that one is already in the process of being torn down. It has no siding on it and it looks like the inside is gutted.

Councilwoman Tsigounis noted that they are proposing just one building on the property so they would have to combine the properties. Mr. Schuster said that it is not a permitted use in the zone. Mayor Romeo suggested Mr. Schuster write him a letter.

Letter from the Borough of Tenafly regarding the Adoption of the Housing Element and Fair Share Plan of the Tenafly Master Plan prepared by Burgis Associates, Inc., BA:2890.04II dated September 29, 2015. Copy of the resolution to Mr. Schuster. File.

\*\*\*\*

### **Subdivision Committee**

Councilwoman Tsigounis had nothing to report.

\*\*\*\*

### **Report from the Borough Engineer's Office**

Mr. Azzolina had two plan reviews. One of the reviews was on Application #1470, 66 E. Madison Avenue, Elite Developers, which was just talked about. We had received plans previously from Elite Developers for the redevelopment of that property with a single family home. He found the plans to be

incomplete. He has prepared a memorandum of the items that need to be addressed but it is possibly mute. It is his understanding that Mr. Feldman purchased 66 E. Madison Avenue. He doesn't know if this new guy bought the property. The guy that submitted the plans paid the escrow.

Application #1471, Nadav & Maayan Gottesman, in c/o Avi Lavon, 477 11<sup>th</sup> Street, has been reviewed. Mr. Azzolina has found them to be substantially complete. There are some minor detail and design items that need to be addressed. He distributed copies of the listing of those items to the Board. He gave the applicant a copy at tonight's meeting. From a zoning perspective, the plans are OK. No variances are required. There are quite a few little details that need to be reconciled between the architectural and engineering drawings. Mr. Lavon requested that the plans be approved subject to Mr. Azzolina's approval so he can get the permits if everything is OK. Mr. Azzolina noted that he needs to submit for Bergen County Soil Conservation District's approval before he signs the plans. If the plans are revised and the approval is issued within the next two weeks, he would make the recommendation to sign the plans at the next Board meeting in two weeks. Mr. Lavon asked if he needed to come to the meeting. Mr. Azzolina explained that he didn't need to come and it is something we can handle without him being present. Mr. Lavon also noted that he got approval for the tree removal from Mr. Terhune from the DPW.

Mr. Azzolina noted that he recommends approval subject to full compliance with the 19 items enumerated in his memorandum dated October 27, 2015. Assuming the applicant's architect and engineer will revise the plans within the next 10 days and get them to him for his review, and then at the next meeting we can do the formal approval, but there are really no major issues zoning wise. Mr. Lavon has noted that he applied for the Bergen County Soil Conservation District's approval, but has not received it yet.

\*\*\*\*

**Old Business**

None.

\*\*\*\*

**New Business**

None.

\*\*\*\*

**Other Business**

None.

\*\*\*\*

Motion was made by Mrs. Schultz to adjourn the meeting at 7:50 PM, seconded by Mr. Ulshoefer. All present were in favor. Motion approved.

\*\*\*\*

The next four regular Planning Board meetings are scheduled for November 10, November 24, December 8, and December 22, 2015, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo  
Recording Secretary