

MINUTES

CRESSKILL PLANNING BOARD

MARCH 8, 2016

Mr. Morgan opened the meeting at 7:35 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, Ms. Bauer, Mr. Calder, Mr. Moss, Mrs. Schultz, Mr. Ulshoefer, Mr. Durakis and Mr. Mandelbaum. Also present were Mr. Andreas Protopapas (in for Mr. Azzolina), Borough Engineer, and Mr. Steven Schuster, Board Attorney.

Mr. Ulshoefer made a motion to approve the minutes of the February 23, 2016, meeting. The motion was seconded by Mr. Durakis. All present were in favor of the motion. Motion approved.

Correspondence

Voucher from Mr. Steven V. Schuster relative to the Cresskill Planning Board for the month of December 2015 in the amount of \$1,541.97. Mayor Romeo made a motion to approve, seconded by Mr. Calder. All present were in favor. Motion approved.

Notice from PSE&G dated February 22, 2016 regarding Freshwater Wetlands Statewide General Permit #1 Application notice to County and Municipal Officials in support of repair, replacement and maintenance of natural gas and distribution and transmission mains in public rights-of way. File.

Letter from BCUA dated March 3, 2016, stating that copies of public notices for all land use related applications being considered by the planning board should be forwarded to Dominic L. DiSalvo, P.E., BCEE, Director of Engineering, Bergen County Utilities Authority, Foot of Mehrhof Road, PO Box Nine, Little Ferry, New Jersey, 07643. The previous recipient, Eric Andersen, has retired.

Application for Soil Erosion and Sediment Control Plan Certification for 274 Brookside Avenue, Lumaj Builders, LLC, Application #1476. File.

Application for Soil Erosion and Sediment Control Plan Certification for 4 Evans Road, Eyal Morad, Application #1475. File.

Letter of Introduction from Mr. Edward Rossi, Construction Official, dated February 24, 2016, sending Mr. Mario Valente (15 Wakelee Drive Corp.) to this Board for approval. He is proposing a sub-division at 104 Morningside Avenue. Application #1477M was received on March 1, 2016 and is currently under review.

Letter of Introduction from Mr. Edward Rossi, Construction Official, dated March 1, 2016, sending Mr. John Finetto to this Board for approval. He would like to construct a new single-family residence at 159 Magnolia Avenue. He will require numerous variances as the lot is very undersized, including an FAR variance. This will have to go to the Zoning Board if he keeps the FAR variance. He has a variance for everything.

Subdivision Committee

Councilwoman Tsigounis introduced Application #1477M, 104 Morningside Avenue, 15 Wakelee Drive Corp, (Mario Valente), which was received on March 1, 2016. This is currently under review.

Also introduced was Application #1478, 76 Westervelt Place, 76 West Place, LLC, c/o Matthew Capizzi, which was received on March 2, 2016. This is currently under review.

Report from the Borough Engineer's Office

Mr. Protopapas noted that Application 1475, 4 Evans Road, has been deemed incomplete. He distributed a memo prepared by Mr. Azzolina, dated March 8, 2016, detailing the deficiencies. The builder was present representing the owner. All the trees were cut down on the property. Mayor Romeo asked the builder why he put the back door on the side of the house other than to avoid having to go for a variance. The front door is on Evans, but they are counting the side door on Deacon, which makes it easier to get through without any variances at all. Basically, in his opinion, if the front door is facing the street, you should be able to walk right through the house straight ahead and walk out the back door. In this case, you are going to go in and make a 90 degree turn to get to the back door.

The architect noted that it is a corner lot so they have two front yards. He chose the wider elevation to be the front because it has more presence. The side is narrow for a garage. It makes sense from a design point of view to have the entrance on the wider side. The entrance is on Evans. Mr. Protopapas stated that on the calculations on the zoning table, they are calling the width of the property the short depth so they are using it to not have to get a variance for the back yard, basically. The architect understands that on a corner lot you have two front yards and one other would be the back yard and one would be the side. Mr. Protopapas stated that as you walk through the house, the back should be the back. For the Zoning Table purposes, the back is the back. He understands that he put it on the Zoning Table this way to avoid the variance of the back yard. The architect thinks you should be able to enter the house anyway you want. Mayor Romeo noted that you are going to go in the front door and go straight to go out the back door.

The architect asked about putting the garage on Deacon. Mayor Romeo stated that they are not putting the garage on Deacon. It is too dangerous to have the driveway on Deacon because of the way the street is at that location. The front needs to stay on Evans. Mr. Protopapas stated that you go in the house and go straight to the back of the house. You don't go in and make a 90 degree turn to get to the back of the house. Councilwoman Tsigounis noted that when you define the front you define the back. We can't change that. The architect noted that then the house becomes much narrower. Mr. Protopapas stated that he could go out further on the other side. The architect understood what they were saying but he came up with a very creative way to keep the zoning and make all the requirements so as to not come in front of the Board for variances. Mayor Romeo said that that is exactly what he did, try to avoid coming in for a variance. Mr. Durakis stated that you want to pull out on Evans, not Deacon, because it would be very dangerous to pull out on Deacon at that location. Traffic coming off of Brookside and turning onto Deacon is coming very fast and it is almost like a blind turn. If somebody is pulling out of the driveway onto Deacon Place, you would have a very high risk of collision there.

The architect agreed to rework the design.

Mr. Protopapas noted that Application #1476, 274 Brookside Avenue, Lumaj Builders, LLC, is substantially complete, with variances required, is OK to schedule a Public Hearing. The variance required is a combined side yard.

Application #1477M, 104 Morningside Avenue, 15 Wakelee Drive Corp., received March 1, 2016, is currently under review. Application #1478, 76 Westervelt Place, 76 West Place LLC, received March 2, 2016, is currently under review.

Mr. Calder made a motion to schedule the Public Hearing for Application #1476, 274 Brookside Avenue, for March 22. Mrs. Schultz seconded the motion. All present were in favor. Motion approved. The applicants were present and advised of the Public Hearing date.

Old Business

None.

New Business

None.

Other Business

None.

Mr. Morgan opened the meeting to the public. No public wished to be heard.

Motion was made by Mr. Calder to adjourn the meeting at 7:59 PM, seconded by Mrs. Schultz. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for March 22, April 12, April 26, and May 10, 2016, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary