

MINUTES

CRESSKILL PLANNING BOARD

OCTOBER 23, 2018

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, Ms. Bauer, Mr. Calder, Mr. Durakis, Mr. Mandelbaum, Mr. Ulshoefer, Mr. Malone and Mr. Rummel. 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 9, 2018, meeting, seconded by Mr. Durakis. All present were in favor of the motion. Motion approved.

Correspondence

Application for Soil Erosion and Sediment Control Plan Certification for 94 Heather Hill Road, FDC Development, LLC, c/o Frank DeCarlo, Application #1542. File.

Application for Soil Erosion and Sediment Control Plan Certification for 105 Westervelt Place, Hitesh Patel, Application #1545. File.

Appointments for 2019 – Mr. Calder, Mr. Durakis and Mr. Malone (Alt. 1) all agreed to continue to serve. They will be appointed by the Mayor and Council.

Subdivision Committee

Councilwoman Tsigounis reported that amended plans for Application #1544, 182 Madison Avenue, Joseph and Louann Funicello were received on October 12, 2018. Mr. Azzolina noted that we had received them at the last meeting and requested that full size drawings be submitted as part of the submittal. He did review it for conformance to the earlier approval received by Mrs. Lee. The plans are consistent with one another. Given the fact that the Board had previously approved the application, he recommends that the application be re-approved at this time. The same terms and conditions that applied to the original approval would be applicable to this application. He knows the applicant is aware of the County requirements. He spoke with the applicant during the week and due to the weather constraints, they will not be able to construct, this year, the drainage connection on Madison, but ultimately it will be required and it will not hinder the development of the site. There are no variances needed. The roof remains flat. It is not occupiable. There is a section in the code that has a specific notation that was added at some point in time that states “decks and patios shall be below the height level for a roof so that no usage or comparable use shall be made of a roof area. The roof area of a residential structure enclosing the residence shall have no other use except roofing coverage.” That precludes the use of a flat roof as a recreational space.

Mayor Romeo explained the reason for not allowing the use of a roof as a recreational area. Mr. DeRobertis noted that they took the stairs out. There is no access to the roof. Mr. Azzolina stated that the stairs were never in the plans that were approved.

Mr. Calder made a motion to approve, seconded by Mr. Mandelbaum. All present were in favor. Motion approved.

Councilwoman Tsigounis noted that Application #1546, 124 Heather Hill Road, Ziv Oren & Dana Koblenz, was received on October 16, 2018, and is currently under review. Mr. Azzolina received the plan at the end of last week and it is currently under review by his office. He received the architectural drawings via e-mail yesterday, but none were supplied to the Board. The question is does the Board want to see the architecturals. Ms. Koblenz stated that she was told since there were no variances only the site plan was required. Councilwoman Tsigounis stated that they would like to see the architecturals.

Mayor Romeo stated that this house is next to the new house that has the driveway coming out on the side of the house. Mr. Azzolina noted that the driveway is different on the site plan than it is on the architecturals. It needs to be the same on both plans. Mr. Rapaport stated that he will change it so they are the same. Mr. Azzolina stated that he will have a report for the next meeting.

Report from the Borough Engineer's Office

Mr. Azzolina reported that he reviewed Application #1545, 105 Westervelt Place, Hitesh & Heena Patel. It is substantially complete as presented. The applicant requires a driveway variance as has been typically applied in this town. They are proposing a setback of approximately one foot along the eastern property line. The driveway is conforming at the throat of the driveway, but the backout dimension is approximately one foot off the property line. In the past, it has been interpreted to be a variance condition. That was the finding of the Zoning Officer. The past practice has been to call it a variance.

Mr. Azzolina stated that the existing driveway isn't dimensioned but he will say it is on the opposite side of the property at maybe 2-3 feet off the property line. It is an existing condition on the western side of the property and it is going to become a proposed condition on the east side of the property. The other aspect of the design that is a little substandard, in his opinion, is the back out dimension of 24 feet. That is the width of a typical parking aisle. A more typical dimension is anywhere from a minimum of 26 feet to 30 feet. Thirty feet is the preferred design for a backout. He has spoken to the applicants and they have advised him that they have small vehicles and they are able to maneuver in that space.

Councilwoman Tsigounis asked what is next to it because it looks like another macadam driveway with a concrete curb. Mr. Azzolina noted that you do have the ability for the back of your vehicle to overhang either one of those curbs. He recommends that the Public Hearing be scheduled for the next available date. The Public Hearing was scheduled for November 27, 2018. Mr. Schuster explained to the applicants what needs to be done for the Public Hearing.

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. Rummel to adjourn the meeting at 7:51 PM, seconded by Mr. Ulshoefer. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for November 13, November 27, December 11, 2018, and January 8, 2019, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary