

MINUTES

CRESSKILL PLANNING BOARD

JULY 9, 2019

Mr. Morgan opened the meeting at 7:30 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. Ulshoefer, Mr. Malone and Mr. Rummel. Also present was Mr. Schuster, Planning Board Attorney, and Mr. Azzolina, Borough Engineer.

Mr. Rummel made a motion to approve the minutes of the June 23, 2019, meeting, seconded by Mr. Malone. All present were in favor of the motion. Motion approved.

Correspondence

Application for Soil Erosion and Sediment Control Plan Certification for 104 Hoover Drive, proposed pool and site grading. File.

Subdivision Committee

Councilwoman Tsigounis reported that a revised plan for Application #1540M, 35 Westervelt Place, Robert and Theresa Zerrenner, was received on July 1, 2019, and is currently under review.

Report from the Borough Engineer's Office

Mr. Azzolina noted that the Zerrenner Application, #1540M, is currently review. He met with the engineer in the hopes of getting this resolved. In a preliminary review, there may still be some issues here. Some of the information seems to have disappeared from the plan. He will report at the next meeting. There are now no dimensions on the plan. There are a number of variances required. He wants the plans to be technically correct so the Board knows exactly what the magnitude of the variances required are so you can make an informed decision on the application. The plan indicates that the buildings in the rear are to remain.

Mr. Malone asked if they are taking a 100-foot lot and dividing it into two 50-foot lots. Mr. Azzolina stated that that is what they are proposing to do.

Mr. Azzolina noted that on the Kim Application #1550M, he spoke with the applicant's engineer a couple weeks ago, and he is still awaiting revised plans for that. It is a major subdivision, site plan on 292 Magnolia.

Mr. Azzolina also noted that the sump pump condition on 14th Street has been corrected. The basement was nine feet below grade where everybody else was seven feet below grade. The pipe is now connected to a 100-year-old pipe that was found behind that house, and every other property on the east side of 14th Street, that is there. It is an active drain that nobody knew existed until two months ago. Mr. Ulshoefer asked how they were allowed to go nine feet when it was iffy as far as the water table. Mr. Azzolina explained that at the time of excavation, as confirmed by the Construction Official, the excavation was dry at the time. When they found the pipe and tied into it, there was ground water, but it wasn't crazy ground water. Ground water levels fluctuate throughout the year and even year to year.

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. Ulshoefer to adjourn the meeting at 7:39 PM, seconded by Mr. Rummel. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for July 23, August 13, August 27, and September 10, 2019, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary