

MINUTES

CRESSKILL PLANNING BOARD

MARCH 10, 2020

Mr. Morgan opened the meeting at 7:29 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

Members present at roll call:

Mayor Romeo, Councilman Kaplan, Mr. Morgan, Ms. Bauer, Mr. Durakis, Mr. Mandelbaum, Ms. Tsigounis, Mr. Ulshoefer, Mr. Malone and Mr. Rummel. Also present were Mr. Schuster, Planning Board Attorney, and Mr. Azzolina, Borough Engineer.

Mr. Ulshoefer made a motion to approve the minutes of the February 25, 2020, meeting, seconded by Mr. Rummel. All present were in favor of the motion. Motion approved.

Correspondence

Vouchers from Mr. Steven V. Schuster for services rendered relative to the Cresskill Planning Board for the month of February in the amount of \$2,903.28 and for services rendered relative to Application #1556, 34 Heather Hill Road in the amount of \$1,520.40. Motion to approve made by Mr. Ulshoefer, seconded by Ms. Tsigounis. All present were in favor. Motion approved.

Subdivision Committee

Ms. Tsigounis noted that a re-application for Application #1540M, 35 Westervelt Place, Robert & Theresa Zerrenner was received on March 4, 2020. Mr. Azzolina noted that these are the same plans as previously submitted.

Report from the Borough Engineer's Office

Mr. Azzolina stated that he received the resubmitted plans for Application #1540M, 35 Westervelt Place. They have asked the Board to schedule a hearing date. However, they didn't supply the Board with enough copies. Mr. Azzolina stated that there are deficiencies. There always have been deficiencies. At this stage in the game, he feels that the Board should just schedule a Public Hearing and make a decision on it. He doesn't think the deficiencies are going to make an impact on the Board's decision. There was no one present for this application. It was decided to schedule the Public Hearing for April 14, 2020. An email will be sent to Mr. Capizzi's office of the Public Hearing date.

Mr. Azzolina stated that Application #1558, 351 Madison Avenue, Elite Developers, has revised their plans. They have been revised in accordance with the comments he made in his memo dated February 11, 2020. A representative of Elite Developers was present. The memo set forth certain deficiencies. The primary deficiency of the prior plan was the driveway being located closer than 10 feet from the side lot line. They rectified that by shrinking the size of the house somewhat, shrinking the size of the driveway somewhat, and the backout dimension from the garage is less than ideal at approximately 24 feet. It will take some maneuvering to get in and out of the garage. The house itself was reduced in width by approximately 3'8"

and that is how the 10-foot distance was achieved. The rest of the plan complies. The FAR complies, the building coverage is compliant. All the setbacks are compliant, other than the tight driveway dimension. There are no variances required. The former owners had applied to the DEP for an applicability determination relative to the detention pond in the backyard of this property. They determined that it's not a regulated area. The drainage area is less than 50 acres so there is no riparian zone associated with it. It is not a flood hazard area. The design as presented works.

Ms. Tsigounis asked about the maples. Is there any way to avoid cutting down the one maple by the driveway? The representative from Elite said it is in the driveway. They already applied for the tree permit for the removal of that tree. Mr. Azzolina stated that he would recommend that the Board approve the plan as presented. Mr. Ulshoefer asked how many trees were coming down on the property. Mr. Azzolina noted that there were two trees, a 13" maple in the front and one in the back that is a 11" maple. There are not many trees on the property. There are trees in the back that are in the drainage easement that they are not showing to remove.

Ms. Tsigounis thought she made it clear the last time that the Board would like to see the architectural, but the Board has not received them. The representative stated that he submitted them to the Building Department. He had a plan with him that he showed to the Board. Mr. Ulshoefer asked if they could plant an oak or something of that nature in the back to replace the maple they are taking down. The representative stated that they plan on putting in a replacement. They have two red maples in the front shown on the plan. In the back, it is very wet, so it is a little difficult.

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

Old Business

None.

Resolution for Application #1556, 34 Heather Hill Road, Lumaj Homes, LLC, was introduced by Mr. Ulshoefer, seconded by Mayor Romeo. On Roll Call: Mayor Romeo, Councilman Kaplan, Mr. Morgan, Ms. Bauer, Ms. Tsigounis, Mr. Ulshoefer, Mr. Malone and Mr. Rummel all voted yes. Mr. Calder was absent. Motion approved. The original resolution shall become a permanent part of these minutes.

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 7:48 PM, seconded by Mr. Ulshoefer. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for March 24, April 14, April 28, and May12, 2020, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary