

MINUTES

CRESSKILL PLANNING BOARD

MARCH 9, 2021

Mr. Ulshoefer 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, Councilman Kaplan, Mr. Ulshoefer, Ms. Bauer, Mr. Malone, Mr. Mandelbaum, Mr. Rummel, Mr. Sutura, and Ms. Tsigounis. Also present were Mr. Paul Azzolina, Borough Engineer, and Mr. Stamos, Board Attorney.

Mr. Mandelbaum made a motion to approve the minutes of the February 23, 2021, meeting, seconded by Mr. Rummel. All present were in favor of the motion. Motion approved.

Correspondence

None.

Subdivision Committee

Nothing to report.

Report from the Borough Engineer's Office

Mr. Azzolina noted that site plan Application #1565, 150 10th Street, Ronald York, has been reviewed. Zoning-wise, the application is complete, but the plans lack a lot of detail, so he is finding it to be incomplete. He has prepared a memo that summarizes their findings and distributed it to the Board. They seek no variances. It is an oversized property. It lacks a lot of detail. The Board may be aware that there was substantial tree removal already taken place on this property. He talked with the Construction Official. They did have a permit back in August to remove 27 trees, and he believes there are 27 stumps on the property. They are proposing to take down five large evergreens along the front of the property along 10th Street that were on the first plan to be removed. They did not remove those, but they are shown to be proposed to be removed on this current plan. The plan shows 12 trees being removed at this time, but they are calling seven or so trees along the side of the existing home trees that, under our code, are not really trees. Trees are defined as being 10" in diameter and greater. They are 6" dogwoods along the side that are being removed. The majority of the tree removal has already taken place. One of the major comments in his report is for them to prepare a landscape plan that satisfies the requirements of the tree removal permit that have not yet been implemented. They had a permit for the ones that they took down.

Mr. Azzolina believes they owe more money and fees, as well as replacements for trees that were removed within the buffer zone. They have some work to do on that end. One of his recommendations is for them to meet with Mr. Rusch to review whatever is outstanding and what needs to be taken care of before going forward.

Mr. Ulshoefer asked about the three-car garage. Mr. Azzolina stated that they are allowed a three-car garage, but they can't take credit for the size of the three-car garage. For the FAR calculation, they can

only deduct a two-car garage, 440 square feet. Anything above that they would have to include as part of the FAR. Given the fact that this is an oversized property, he doesn't believe that is going to have an impact. That is one of the details that he asked them to provide.

Old Business

None.

New Business

None.

Other Business

None.

Mr. Ulshoefer opened the meeting to the public. No public was present. Mr. Ulshoefer closed the meeting to the public.

Motion was made by Mr. Sutura to adjourn the meeting at 7:35 PM, seconded by Ms. Tsigounis. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for March 23, April 13, April 27, and May 11, 2021 at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary