

MINUTES

CRESSKILL PLANNING BOARD

AUGUST 24, 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, Mr. Ulshoefer, Ms. Bauer, Mr. Malone, Mr. Rummel, Ms. Tsigounis, and Ms. Furio. Also present were Mr. Paul Azzolina, Borough Engineer, and Mr. Stamos, Board Attorney.

Mr. Rummel made a motion to approve the minutes of the August 10, 2021, meeting, seconded by Mr. Malone. All present were in favor of the motion. Motion approved.

Correspondence

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated August 10, 2021, sending Ms. Soo J. Lee to this Board for approval. She will be purchasing the business at 15 Broadway, Horizon Nails. There is no tenant change. Ms. Lee has seven years' experience. The current owners will be moving to Florida and she is buying the business from them. Mr. Malone made a motion to approve, seconded by Mr. Rummel. All present were in favor. Motion approved. Letter sent to Ms. Lee stating the Board's approval with copies to Ms. Francesca Maragliano, the Building Department, the Health Department, the Fire Department and the Police Department.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated August 20, 2021, sending a representative from 39 Center Street LLC to this Board for approval. They would like to construct a new single-family dwelling at 39 Center Street and will require variances. No plans have been received.

Subdivision Committee

Subdivision had nothing new to report.

Report from the Borough Engineer's Office

Mr. Azzolina reported that on Application #1571, 103 Huyler Landing Road, Adam Forem, he received via email, architectural drawings and the stormwater management report. They are still reviewing this application. It is an empty lot currently. That lot has a deficient frontage that was created when the subdivision was created. It is an existing non-conforming condition. It is currently under review. They did not submit any architectural drawings to the town, only one to Mr. Azzolina. There are no variances other than the existing non-conforming frontage.

Revised plans for Application #1567M, 268 E. Madison Avenue, Jane Reilly, were received in response to his completeness determination. He received the drainage report that he was asking for. A couple other things still are not fully addressed, but he thinks at this point the best way is to just hear the application. It is a three-lot subdivision on East Madison Avenue. He spoke to the applicant's attorney today. They are looking to be heard the second meeting in October if that is acceptable to the Board. That is October 26. Mr. Capizzi is the attorney. Mr. Azzolina will let them know that they are scheduled for a Public Hearing on October 26, 2012.

Mr. Azzolina reported that Application #1572, 62 Willis Avenue, Giesi Holland LLC, is complete as presented. It is basically a knockdown with existing non-conforming area and width. The width of the lot is 92 feet where 100 is required. The area is 9,200 square feet where 10,000 is required. He is not building on the footprint. This is a Uri Rapaport plan that he received via email a couple weeks ago. It has a two-car garage, finished basement, FAR complies, coverage complies, and is variance free other than the two existing non-conformities that date back to the creation of the lot in the '50s. If the Board is agreeable, he recommends the plans be approved as presented. Ms. Tsigounis made a motion to approve, seconded by Ms. Furio. On Roll Call: Mayor Romeo, Mr. Ulshoefer, Ms. Bauer, Mr. Malone, Mr. Rummel, Ms. Tsigounis and Ms. Furio all voted yes. Motion approved.

Mr. Azzolina noted a couple things about the property. There are two trees that are not shown on the plan, one is in the footprint, so that would be removed without consequence. There is another one that is in the right-of-way, that appears to be unhealthy. He will talk to the DPW to see what their assessment is, but he will tell the builder that he is required to replace at a suitable ratio.

Old Business

None.

New Business

Mr. Stamos noted that at the last meeting there was a question about the notice being deficient for the application. He mentioned that it was the form that was provided to him from the office. He took the liberty to prepare a blank form that the public can use that is a little easier and user friendly. He will provide copies to the office.

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 Ms. Tsigounis to adjourn the meeting at 7:48 PM, seconded by Ms. Bauer. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for September 14, September 28, October 12, and October 26, 2021, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary