

## **MINUTES**

### **CRESSKILL PLANNING BOARD**

**SEPTEMBER 14, 2021**

Mr. Ulshoefer opened the meeting at 7:31 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. Rummel, Mr. Sutera, Ms. Tsigounis, and Ms. Furio. Also present were Mr. Paul Azzolina, Borough Engineer, and Mr. Stamos, Board Attorney.

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Ms. Bauer made a motion to approve the minutes of the August 24, 2021, meeting, seconded by Mr. Rummel. All present were in favor of the motion. Motion approved.

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### **Correspondence**

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated September 7, 2021, sending Mr. Passarotti to this Board for approval. He would like to construct a new single-family dwelling at 33 Center Street. No plans have been received.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated August 31, 2021, sending Mrs. Korkmaz-Riveria to this Board for approval. She would like to open a hair salon (Naz & B) at 15 Broadway, Suite 104. No one was present.

Application for Soil Erosion and Sediment Control Plan Certification for a proposed pool at 33 Loman Court. File.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated September 1, 2021, sending Mr. David Laganis to this Board for approval. He is seeking a driveway waiver (as per 218-E(1)(c)) at 201 Madison Avenue. A plan was received with no number indicated on it showing what Mr. Laganis is proposing and Mr. Laganis was present. He is proposing 0' to the property line for the driveway. Mr. Laganis had drawings and a detailed map of the property. The driveway is perhaps the original asphalt from when the house was built in 1953. If two cars are parked side-by-side, you cannot prevent dinging one of the doors when the doors are opened. Also, there is a slope of dirt that he wants to move. If it is less than 10 cubic yards (it is about 2-3 cubic yards), he found out he doesn't have to put in a dirt removal form. Nonetheless, it is a removal of dirt, a border wall on the top of the driveway and, if possible, to expand the asphalt to pretty close to the property line of the adjacent neighbor.

Ms. Tsigounis noted that the current survey is from 1954 and when you are dealing with a retaining wall and a property line in something like that, you would probably want to obtain a more current survey. Mr. Azzolina agreed so that he doesn't get into a dispute with the neighbor as to where the wall is in relation to the property line. Mr. Laganis stated that this is all new to him. He asked how to get a new survey. Mr. Azzolina explained that he would contact a surveyor and/or engineer that has a surveying division and they would provide that for him. Mr. Azzolina noted that if he provided him with his email, he could send him some names.

Councilman Kaplan asked if he wanted to have the driveway adjacent to the property line. Mr. Laganis stated that he would like it as close to the property line as he could get it without going over. Councilman Kaplan asked if he discussed it with his neighbor. Mr. Laganis stated that he has spoken with the neighbor

who lives in what was Toni Meli's house. He is totally fine with the retaining wall. That house is going down Madison Avenue from his.

Mayor Romeo asked Mr. Laganis if he planned on parking any heavy truck or limousine or anything else like that. Mr. Laganis stated that he does work for a limousine company and drives a Chevy Suburban. But it is not anything industrial. It is a civilian vehicle. No box trucks or anything industrial. They would all be under the category of civilian vehicle.

Mr. Laganis explained that there is a staircase on the one side and when two cars are parked, you can't open the doors. He is having a cousin move into the house. He also wanted to note that during Hurricane Ida, some of the asphalt actually eroded and wound up in Madison Avenue. He is looking for about a five-foot extension. Ms. Tsigounis stated that it would make the driveway about 19 feet. Mr. Azzolina stated that he does have the ability, at a greater expense, obviously, to go west as opposed to this way. Mr. Laganis note that there is a wall on the other side. Mr. Azzolina noted that he would have to move that retaining wall. Mr. Laganis stated that that would be a major engineering project.

Mr. Azzolina noted that with the proposal, he is going to do the wall out of modular concrete blocks which are approximately 12" deep, so the driveway would not be a 0' setback it would be at least one, perhaps two feet setback off the property line. That is going to lessen the usable area between the walls. You will have walls on each side of the driveway. Mr. Laganis noted that the border wall would not go all the way down. It would stop halfway down the driveway. The bottom part of the driveway is going to be pretty much flattened down. The neighbor's driveway is on the eastern part of his property, so it is not adjacent to this driveway and he pretty much has a forest where the property line is on his property. The dimensions of his property are 65 feet wide by 150 feet deep.

Mayor Romeo instructed Mr. Laganis to get a new survey and bring it back in detail with a couple pictures and they will look at it again. Mr. Azzolina will give him a couple of names via email.

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#### **Subdivision Committee**

Ms. Tsigounis noted that a new application was received. Application #1573, 39 Center Street, 39 Center Street, LLC, was received on September 7, 2021, and is currently under review. Mr. Stamos noted that Mr. Madaio has already noticed for a Public Hearing on September 28 for this application. Mr. Azzolina is supposed to deem it complete before a Public Hearing is scheduled. He thinks the Board should say we are not going to carry this notice and he will instruct Mr. Madaio to not do this in the future until Mr. Azzolina gives a letter of completeness and he is not to notice for a hearing. He is at his own peril right now. Mr. Azzolina stated that no site plan was received with the plan. It is just architectural.

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#### **Report from the Borough Engineer's Office**

Mr. Azzolina reported that on Application #1571, 103 Huyler Landing Road, Adam Forem, it is currently under review. The primary comment would be that the area of disturbance is greater than the nature, therefore it is a major development, and, therefore, they have to do a more sophisticated drainage design than is currently presented on the plan. Given the event of the last two weeks we can't offer any relief in that regard. This would be applicable to this application as well as the Reilly subdivision application. He will be discussing that with the applicant's engineer next week.

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#### **Old Business**

None.

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Mr. Stamos noted that on the Resolution for Application #1570, 36 Douglas Drive, there was only one variance and that was the combined side yard setback. They had 15 on each side but not a total of 35. We granted the variance. Mr. Azzolina's office will also inspect the property pre-construction and during construction as well in terms of stormwater management.

Resolution for Application #1570, 36 Douglas Drive, Josef and Victoria Gelman, was introduced by Mr. Malone, seconded by Ms. Furio. On Roll Call: Mayor Romeo, Councilman Kaplan, Mr. Ulshoefer, Ms. Bauer, Mr. Malone, Mr. Rummel, Mr. Sutura and Ms. Furio all voted yes. Motion approved. The original resolution shall become a permanent part of these minutes.

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### **New Business**

None.

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### **Other Business**

None.

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

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Motion was made by Ms. Tsigounis to adjourn the meeting at 7:55 PM, seconded by Mr. Sutura. All present were in favor. Motion approved.

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The next four regular Planning Board meetings are scheduled for September 28, October 12, October 26, and November 9, 2021, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo  
Recording Secretary