

MINUTES

CRESSKILL PLANNING BOARD

JUNE 11, 2019

Mr. Morgan opened the meeting at 7:32 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

Members present at roll call:

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

Mr. Durakis made a motion to approve the minutes of the May 28, 2019, meeting, seconded by Mr. Ulshoefer. All present were in favor of the motion. Motion approved.

Correspondence

Memo from Ms. Francesca Maragliano, Borough Clerk, dated June 5, 2019, regarding Ordinance No. 19-06-1538, Ordinance Amending the Revised General Ordinances of the Borough of Cresskill, Zoning Chapter 275-3, Article II, regarding FAR. Mayor Romeo explained that we have to allow them to use the whole lot now and not just the first 125 feet. Ms. Bauer explained that Tenaflly doesn't do that. They have an equation. Mayor Romeo explained that they are going to redo the ordinance to include the whole lot. Mr. Morgan signed off on the memo and it was returned to Ms. Maragliano.

Application for Soil Erosion and Sediment Control Plan Certification for Application #1551, 150 11th Street, Lumaj Homes, LLC. File.

Subdivision Committee

No report from the Subdivision Committee.

Report from the Borough Engineer's Office

Mr. Azzolina stated that they are currently reviewing the Cresskill Tavern application. They removed the structure from the road widening easement. He will have a compliance determination at the next meeting.

Mr. Azzolina noted Application #1550M, which is the Kim subdivision and site plan, 292 Magnolia, that that subdivision should probably be tied into the FAR discussion that they are having now in that one of the lots will be deeper than 125 feet. They are subdividing it in accordance with the existing lot configuration by just projecting an existing lot line north to create the dividing line. But there is an existing dwelling on the property that creates a four-foot side yard setback to the existing dwelling. That is sort of an issue. The lot that is created has a depth of 144 feet. Under the ordinance as it stands now, they

would be limited to 125 feet. It is one property removed from the church property on the corner of Magnolia and 12th Street. The lot was created back in the '50s when they did the subdivision of the area. He believes the piece next to them has the parsonage for that church. This piece is separate and apart from that. The proposal using the existing lot lines creates a four-foot side yard setback on the one side. The frontages are existing greater than 100. The one proposed lot is 65 feet wide and the other will be just shy of 50 at 49.57 feet. They need a number of variances. This is presented as both a subdivision and site plan drawing, but he doesn't believe they filed the site plan application. He will have to speak to their attorney about the site plan. He will speak to him tomorrow.

The other application that he mentioned at the last meeting is he was going to meet with the Zerrenner's engineer, which is subdivision Application #1540M on 35 Westervelt. He did meet with him last Monday and went over the deficiencies. Once again, it is an aggressive application. They are proposing to create two 50 x 140ish lots. They are leaving the existing home up. That is the proposal. There is a number of accessory buildings that are in the back yard, that, according to the plans that are currently submitted, they are proposing to remain, but they didn't analyze it properly. The zoning schedule is very incomplete with respect to exactly which variances they are seeking and are required with respect to the accessory buildings, with respect to the height of the existing structure. The proposed dwelling would also, although they are not seeking site plan approval at this time, they are showing a conceptual layout that, if the lot were to be created and they were to build this house, there would be a number of variances associated with that as well. The Zerrenners don't live there anymore. The attorney on this is Mr. Capizzi. This one is not yet complete. He is awaiting revised plans.

Resolution for Application #1551 is not ready to be passed because Mr. Schuster has not received the affidavit of service from the applicant. Ms. Bauer noted that there is no mention about the two trees being planted. Mr. Schuster will put that in the resolution. Mr. Schuster asked about the fence. There was not specific mention about the fence as the fence is on the neighbor's property. He will add the trees to the resolution. Mr. Morgan stated that the resolution will be held over to the next meeting.

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 7:47 PM, seconded by Mr. Mandelbaum. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for June 25, July 9, July 23, and August 13, 2019, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary