

MINUTES

CRESSKILL PLANNING BOARD

JANUARY 14, 2020

Mayor Romeo opened the meeting at 7:32 PM and announced the requirements of the Open Public Meetings Act had been fulfilled. He stated that the first order of business was the election of officers for the year 2020. Mayor Romeo nominated keeping the slate of officers the same, Mr. Dean Morgan for Chairman, Mr. Robert Ulshoefer for Vice Chairman, and Ms. Bobbi Bauer for Secretary. Mr. Durakis seconded the nomination. All present were in favor. Mr. Morgan made a motion to keep Mr. Schuster as the Planning Board Attorney. Mr. Durakis seconded the motion. All present were in favor. All nominations and motions were approved.

The meeting was turned over to Mr. Morgan.

Members present at roll call: Mayor Romeo, Councilman Kaplan, Mr. Morgan, Ms. Bauer, Mr. Calder, Mr. Durakis, Ms. Tsigounis, Mr. Ulshoefer, Mr. Malone and Mr. Rummel. Also present were Mr. Schuster, Planning Board Attorney, and Mr. Azzolina, Borough Engineer.

Mr. Calder made a motion to approve the minutes of the December 10, 2019, meeting, seconded by Mr. Durakis. All present were in favor of the motion. Motion approved.

Correspondence

Resolution appointing Councilman Kaplan as the Planning Member for the term ending December 31, 2020.

Letter of Introduction from Mr. Bob Rusch for Application #1557, 16 Poplar Street, Lumaj Properties, LLC. Application was received on January 8, 2020. They would like to construct a new single-family dwelling at this property. This is currently under review.

Letter of Introduction from Mr. Bob Rusch for Application #1556, 34 Heather Hill Road, Lumaj Homes, LLC. Application was received on January 8, 2020. They would like to construct a new single-family dwelling at this property. He will require variances. This is currently under review.

Letter of Introduction from Mr. Bob Rusch for Application #1558, 351 E. Madison Avenue, Elite Developers, LLC, Jean Nunez. They would like to construct a new single-family dwelling at this property. This is currently under review.

Application for Soil Erosion and Sediment Control Certification for 16 Poplar Street, Application #1557, Lumaj Properties, LLC. File.

Application for Soil Erosion and Sediment Control Certification for 34 Heather Hill Road, Application #1556, Lumaj Homes, LLC. File.

Application for Soil Erosion and Sediment Control Certification for 351 E. Madison Avenue, Application #1558, Elite Developers, LLC. File.

Voucher from Mr. Steven Schuster in the amount of \$2,914.98 for services rendered relative to the Cresskill Planning Board for the month of December 2019. Ms. Tsigounis made a motion to approve, seconded by Mr. Calder. All present were in favor. Motion approved.

Subdivision Committee

Ms. Tsigounis introduced three new applications. Application #1556, 34 Heather Hill Road, Lumaj Homes, LLC, was received January 8, 2020, and is currently under review.

Application #1557, 16 Poplar Street, Lumaj Properties, LLC, was received January 8, 2020, and is currently under review.

Application #1558, 351 E. Madison Avenue, Elite Developers, LLC, was received January 9, 2020, and is currently under review.

Mr. Jean Nunes was present for 351 E. Madison Avenue. He explained that it is a single-family house with no variances. It is currently an empty lot at the bottom of Huyler Landing Road. Mr. Nunes is the builder. Mr. Azzolina stated that he just received this tonight and has not reviewed it yet. It is his understanding that Mr. Nunes has gone to the DEP and has a letter from them basically stating that there is no riparian zone associated with that property. He has not seen it yet. He will request a copy of that. He also needs for his review the architectural drawings. Ms. Tsigounis would also like to see the architecturals. Mr. Nunes stated that he believes that that was submitted to the Building Department. Mr. Azzolina noted that he also needs a copy for his review and the Board typically likes to see them as well. Mr. Nunes noted that he will submit the architecturals. He stated that he built a house on 7th Street last year. Mr. Morgan asked him to come back in two weeks at which time Mr. Azzolina will be able to report on this application.

Report from the Borough Engineer's Office

Mr. Azzolina stated that the two Lumaj applications he just received tonight and hasn't reviewed them yet. Mr. Lumaj noted that the one on 16 Poplar, Application #1557 requires no variances. It is a 3,000 square foot house and has the appropriate side yards. It is a pretty big property. On 34 Heather Hill, Application #1556, it is a narrow property at 75 feet wide. They are requesting a variance for one side yard and combined side yards. Right now it is at 10 feet and it will be much better than it is right now. Mr. Azzolina said it is currently under review.

Mr. Azzolina stated that the Board Secretary has had some communication with Mr. Capizzi's office regarding the Zerrenner application. He has not heard anything from them. The Kim subdivision is still out there also and he hasn't heard anything on that one either. He is concerned that we don't get tripped up with time. Mr. Schuster stated that Mr. Capizzi waived the time constraints, but at this point he feels that he would rather dismiss it and let them refile it. The Board agrees. Mr. Schuster will contact Mr. Capizzi and tell him that Application #1540M, 35 Westervelt Place, Robert & Theresa Zerrenner, will be dismissed and they will need to refile it. The same will go for Application #1550M, 292 Magnolia Avenue, Ji Eun & Malnam Kim.

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 7:49 PM, seconded by Mr. Calder. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for January 28, February 11, February 25, and March 10, 2020, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary