

## **MINUTES**

### **CRESSKILL PLANNING BOARD**

**JANUARY 28, 2020**

Mr. Ulshoefer opened the meeting at 7:33 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

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

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Mr. Durakis made a motion to approve the minutes of the January 14, 2020, meeting, seconded by Ms. Bauer. All present were in favor of the motion. Motion approved.

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### **Correspondence**

Copy of letter from Mr. Schuster to Mr. Matt Capizzi, regarding Application #1540, Zerrenner, and Application #1550M, Kim. The letter, dated January 22, 2020, states that in view of the fact that they failed to proceed with these two matters and that they have been pending for some time, the Cresskill Planning Board, at its meeting on January 14, 2020, dismissed both of these matters without prejudice.

Letter from Mr. Ramiz Bodini to the Borough of Cresskill Tax Assessor, requesting a change of address from 157 Knickerbocker Road to 139 Stivers Street. This house is currently being built. Mr. Azzolina noted that the former address was 157 Knickerbocker Road and the house fronts on Stivers, so they are having the address changed to 139 Stivers Street.

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### **Subdivision Committee**

Ms. Tsigounis had nothing new to report.

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

Mr. Azzolina stated that Lumaj was present for his two applications, #1556, 34 Heather Hill Road, and #1557, 16 Poplar Street. Mr. Azzolina noted that 34 Heather Hill will need a public hearing as it needs variances. He offered for them to present the application for 16 Poplar Street which needs no variances. Mr. Azzolina explained that this is a fully conforming site. Mr. Sean McClellan noted that Application #1557, 16 Poplar Street is a fully conforming lot at 100 x 100, 10,000 square feet. The existing dwelling is not conforming as it is up against the right-side property line. The existing front yard is only 12.4 feet and the existing side yard is only 6.5 feet. They plan to eliminate both of those non-conformities and place the house more centrally located on the property. They will conform with the side yards and the front yard, building coverage, impervious coverage and FAR. The driveway is front loading, 20 feet wide. It has a rear patio and only one tree is proposed to be removed. This property backs up to Chestnut Street.

Mr. Azzolina noted that it is fully conforming to the zoning. No variances are required. He recommends approval if the Board is so inclined. Mr. Ulshoefer asked about the tree that is coming down and if they are going to replace it. Mr. McClellan stated that they will replace it with a red maple or something like that. Mr. Lumaj agreed that they will put two more maples in place of the 16" maple that is coming down. Mr. Azzolina also stated that the drainage will be an improved condition.

Mr. Durakis made a motion to approve, seconded by Mr. Mandelbaum. All present were in favor. Motion approved.

Mr. Azzolina noted that they have a second application, 34 Heather Hill Road, which is opposite Mountainview. Burton Place is to the rear of this property. This is site plan Application #1556. Variances will be needed so a Public Hearing will be needed. He has reviewed the plans and they are substantially complete as presented. There are a couple of minor numerical questions they have for the applicant's engineer that he will discuss, but otherwise it is ready for the Board to consider scheduling a hearing on the application. Mr. Ulshoefer scheduled the Public Hearing for February 11, 2020. The applicant was present and notified of the date and will be ready for the hearing.

Mr. Azzolina stated that they are also reviewing Application #1558, 351 E Madison. He received the architectural drawings last week. The Board did not receive them. Mr. Azzolina will let them know that they need to provide copies of the architecturals for the Board as well. He told them it is currently under review and he will have a report at the next meeting. The only thing of note is there is an existing retention basin on it. They went to the DEP a couple years ago. DEP made a determination that it is not a regulated storm water management feature.

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**Old Business**

None.

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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 wished to be heard.

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Motion was made by Mr. Durakis to adjourn the meeting at 7:45 PM, seconded by Mr. Mandelbaum. All present were in favor. Motion approved.

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The next four regular Planning Board meetings are scheduled for February 11, February 25, March 10, and March 24, 2020, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo  
Recording Secretary