

MINUTES

CRESSKILL PLANNING BOARD

FEBRUARY 25, 2020

Mr. Morgan opened the meeting at 7:29 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

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

Mr. Ulshoefer made a motion to approve the minutes of the February 11, 2020, meeting, seconded by Mr. Rummel. All present were in favor of the motion. Motion approved.

Correspondence

Voucher from Mr. Steven V. Schuster for services rendered relative to the Cresskill Planning Board for the month of January in the amount of \$2,867.08. Motion to approve made by Mayor Romeo, seconded by Mr. Calder. All present were in favor. Motion approved.

Letter of Introduction from Mr. Bob Rusch, dated February 19, 2020, sending a representative from the Police Department to this Board for approval. They would like to replace the existing two sheds outside their building with a shipping container and a new shed in the locations marked on the provided survey. Ms. Tsigounis made a motion to approve, seconded by Mr. Ulshoefer. All present were in favor. Motion approved. Letter sent to the Cresskill Police Department stating the Board's approval.

Subdivision Committee

Ms. Tsigounis noted that a revision for Application #1558, 351 E. Madison Avenue, Elite Developers, was received on February 25, 2020. Mr. Azzolina received architectural drawings but the Board did not, so he will ask them to submit copies for the Board. Mr. McClellan noted that the house has been reduced in size and the driveway is now 10 feet off the property line.

Report from the Borough Engineer's Office

Mr. Azzolina just noted that he has received the revised plans for Application #1558, 351 E. Madison Avenue, Elite Developers.

Old Business

None.

Public Hearing – Application #1556 – 34 Heather Hill Road

Mr. Mark Ruffolo was present representing the applicant, Lumaj Homes. Mr. Ruffolo stated that they are here for two variances. The first one consists of the side yard variance. The requirement is 15 feet, the existing is 10.4 feet and the proposed is 12.9 feet. They are proposing a 2.5-foot improvement on the existing non-conformity. The second variance is concerning the combined side-yard which has a 35-foot requirement. The existing is 22.3 feet. The proposed is 27.9. They are asking the Board for a 5.6 foot improvement on the existing non-conformity. A couple other issues concerning the property, the existing frontage is 75 feet, where 100 is required, the existing lot area is 7,500 where the requirement is 10,000 square feet. Other improvements that have been made with the plans is the other side yard is existing at 11.9 feet and they are bringing that into conformity by making it 15 feet. The impervious coverage and the building coverage will also be brought into conformity.

Mr. Ruffolo called the architect, Mr. Uri Rapaport. Mr. Rapaport, 15 Franklin Street, Tenafly, NJ, was sworn in by Mr. Schuster. He has been here many times before as a licensed architect. His license is presently in good standing. Mr. Rapaport was accepted today as an expert in the area of architecture for tonight's hearing. Mr. Rapaport did the plans for this project.

Mr. Rapaport explained that this is a single-family house that is replacing a single-family that is currently there. This is an undersized lot, so they need the Board's help in order to put this together. The property is 75 feet wide and the requirement is 100 feet minimum, so they have to work within the 75 feet, which limits them, especially with the side setbacks. The house that they are proposing is not bigger than what is allowed. The coverage and FAR is what is allowed. They are not asking to build anything bigger. They just need to put it into the property, so it effects the side yards. The house is within the requirements. They are improving the non-conformities because right now the existing house has much smaller setbacks and they are going to make both of them a little bit bigger. On the left side they will have the minimum, which is 15 feet, and on the right side they will have 12.9, but that is only the garage part and then they have the 15. It is just a small portion of the house that will be less than 15. The existing is 10.4 feet, so they are definitely improving the situation.

Mr. Ruffolo called Mr. Sean McClellan as his next witness. Mr. McClellan, 101 West Street, Hillsdale, NJ, was sworn in by Mr. Schuster. He has appeared many times before as an engineer. His license is presently in good standing. He was accepted as an expert in engineering for today's meeting. Mr. McClellan has been retained for this project and is familiar with the plans. Mr. McClellan explained that there are a lot of non-conformities here, both side yards and combined side yard, building coverage and lot coverage. They are eliminating the lot coverage and building coverage non-conformities. One of the side yards is going to conform and they are improving the second side yard and also the combined side yard number.

The previous house is larger than the one they are proposing, and they are going to catch all the run-off that comes off the house. The previous home didn't have any kind of drainage system. They are not only reducing the coverage, they are also reducing the drainage situation on the property. They are reducing the non-conformities and eliminating three.

Mr. Ulshoefer asked if they were putting a tank in the ground for run-off. Mr. McClellan noted that they are putting in a 1,000-gallon seepage pit. Mr. Ulshoefer made a motion to approve, seconded by Mr. Calder. On Roll Call: Mayor Romeo, Councilman Kaplan, Mr. Morgan, Ms. Bauer, Mr. Calder, Ms. Tsigounis, Mr. Ulshoefer, Mr. Malone and Mr. Rummel all voted yes. Motion approved.

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. Calder to adjourn the meeting at 7:47 PM, seconded by Mr. Ulshoefer. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for March 10, March 24, April 14, and April 28, 2020, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary