

MINUTES

CRESSKILL PLANNING BOARD

FEBRUARY 8, 2022

Mr. Rummel 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, Ms. Bauer, Mr. Malone, Mr. Rummel, Mr. Sutera and Ms. Furio. Also present were Mr. Paul Azzolina, Borough Engineer, and Mr. Dean Stamos, Board Attorney.

Mr. Malone made a motion to approve the minutes of the January 8, 2022, meeting, seconded by Ms. Bauer. All present were in favor of the motion. Motion approved.

Correspondence

Letter of Introduction from Mr. Bob Rusch dated February 1, 2022, sending Mrs. Fukano to this Board for approval. She will be purchasing the Japanese restaurant, Umeya, at 156 Piermont Road. It will be renamed Jugemu but the business will remain the same. She will also be changing the existing sign to reflect the new name. Ms. Fukano was present. It will have a different chef but a similar menu. The sign size won't change, just the name. They haven't gone into the specifics of the sign yet but will stick what is required. Mr. Malone made a motion to approve, seconded by Mr. Sutera. All present were in favor. Motion approved. Letter of approval sent to Ms. Fukano, with copies to Ms. Francesca Maragliano, the Building Department, the Police Department, the Fire Department and the Health Department.

Letter of Introduction from Mr. Bob Rusch, dated January 31, 2022, sending a representative for Samdan Restaurant to this Board for approval. The ownership of the business will be changing from Nedset Apcin to Yusuf Simsekyilmaz and the business will remain the same. Mr. Simsekyilmaz was present. It will be the same use and same everything. Mr. Sutera made a motion to approve, seconded by Mr. Malone. All present were in favor. Motion approved. Letter of approval sent to Mr. Simsekyilmza with copies to Ms. Francesca Maragliano, the Building Department, the Police Department, the Fire Department and the Health Department.

Letter of Introduction from Mr. Bob Rusch, dated January 5, 2022, sending Mr. Tomer Hershkowitz to this Board for approval. He is seeking a driveway waiver as per 218-E(1)(c) at 22 Center Street. The driveway to side property line required is 10 feet. The proposed is six feet. The waiver required is four feet. Mr. Hershkowitz was not present.

Copy of letter from the Bergen County Soil Conservation District to Mr. Adam Forem, in reference to Application #1571, 103 Huyler Landing Road, stating the steps they need to follow pursuant to N.J.S.A. 4:24-39 et seq., the N.J. Soil Erosion and Sediment Control Act. File.

Notice from Half Moon Education Inc. for live webinars on Developing Micromobility Policy and Infrastructure on February 23 and 24, and Developing Infrastructure for Electric Vehicles on March 7.

Legal notice to all neighboring property owners and local government officials dated January 13, 2022, from Houser Engineering, LLC, for an Application to the New Jersey Department of Environmental Protection Land Use Regulation Division for Freshwater Wetlands General Permit by Certification #8, Anecia Manaiza, 3 Meadow Street, Cresskill. This is to provide you with legal notification that an application for an authorization under Freshwater Wetlands General Permit 8 will be submitted to the New Jersey Department

of Environmental Protection Division of Land Resource Protection for the single-family dwelling addition and installation of a fence disturbing less than 750 square feet. The complete permit application package can be reviewed at the municipal clerk's office. The DEP welcomes comments and any information that you may provide concerning the proposed development and site within 15 calendar days of receiving this letter.

Subdivision Committee

Mr. Rummel introduced and distributed three applications that were received. Revised applications for Application #1578M, 33 Westervelt Place, Jameli and Drita Ferati, received February 7, 2022, along with Application #1581, the site plans for 35 Westervelt Place, Jameli and Drita Ferati. Also received were the revised plans for Application #1573, 39 Center Street, 39 Center Street LLC, received January 28, 2022.

Report from the Borough Engineer's Office

Mr. Azzolina reported that on Application #1573, 39 Center Street, 39 Center Street LLC, he has received previously that site plan, so from his perspective, the application is complete enough for the Board to schedule a hearing. Mr. Stamos stated that he did speak with Mr. Madaio today and said if we could schedule that for the next meeting, February 22, he has time to serve the notice because he has it all ready to go. Mr. Azzolina noted that they need a variance for the combined side yard. Otherwise, it complies with the ordinance. This was scheduled for February 22, 2022. Mr. Stamos will inform Mr. Madaio of the hearing date.

On Application #1580, 108 Truman Drive, Sung Hee Park, the applicant's engineer is here as well as the applicant, Mr. Park. Mr. Anthony Kurus, Neglia Engineering, 34 Park Avenue, Lyndhurst, the engineer was also present, and Mr. Azzolina asked him to come up to present the plan. No variances are required. It is one of the last remaining buildable lots in the Cresskill Hills subdivision. Mr. Kurus noted that this is a single-family house at 108 Truman Drive. It is currently a vacant parcel, undeveloped. The applicant is looking to put in a new single-family home as shown on the site plan. They are going to meet all the set back requirements, front yard setback, side yard setbacks, rear yard setback. The driveway will come off of Truman Drive. The garage entry will be on the side of the house. There will be a patio and terrace at the back. They are proposing drainage which are seepage chambers, Cultec chambers with an overflow to the existing drainage system. There are currently utilities already in Truman Drive. No variances. They are here for soil moving and drainage and any questions. He prepared the site engineering drawings, but he did have the architectural. He showed the first-floor plans, the elevations, the three car garage on the side, the great room, bedrooms, kitchen, etc. The footprint of the house is actually 5,000 square feet. Building coverage is 12.5% allowable. It meets the allowable building coverage. The property itself is 40,303 square feet in size. The minimum lot area requires 40,000 square feet. The height is 33 feet. Twenty-eight feet or 33 feet is permitted. That is 33 feet is permitted and that is the maximum. Mayor Romeo thought 32 feet was permitted. Mr. Azzolina noted that 33 feet is permitted with the fire zone provided with a level access. As you can see from that drawing, the house actually has a cap roof and that is how they are able to accomplish that.

Mr. Azzolina stated that he saw on the plan that they are removing approximately five trees. He doesn't believe any of them are very large trees. They are all within the proximity of the driveway and the other construction. He is assuming there will be formal landscape plan prepared for the project at some point in time and tree replacement will be part of that. Mr. Kurus stated that that is correct. The only other thing Mr. Azzolina had for the engineer is that the plan depicts a sewer connection at Truman Drive. He stated that there is an existing connection, and he will provide them with that so that there is no need to dig up Truman Drive which was paved a couple years ago. He said it is on the property itself behind the curb. At this point in time the property is overgrown so you are not necessarily going to see it. Mr. Azzolina stated that he is good with it if the Board is okay with it.

Mr. Azzolina continued with Application #1577, 105 Heather Hill Road, Ori and Ziv Dermer. They are present. The Board may recall that this application was before the Zoning Board of Adjustment and obtained a number of variances. Mr. Raul Mederos, 24 West Railroad Avenue, Tenafly, NJ, was present and is the architect on the project. He was sworn in by Mr. Stamos.

Mr. Mederos stated that they appeared before the Board of Adjustment in October or November because the project included an FAR variance. It was their understanding that since they had to appear before the Board of Adjustment that they would be handling all of their variances, including FAR, which ultimately were approved unanimously by them, so they are here primarily for site plan review having had all their variances already approved.

Mr. Mederos noted that the FAR variance was on the sliding scale based on the lot width. Their FAR requirement was 34.32% where they were seeking 36.1%. It was a 1.8% relief which amounted to 134 square feet. As far as the other variances, they would be on the engineer's plan. It is a very typical floor plan. He thinks he has done a variation of this plan over five or six times. It works very well for the parameters of a lot of this size which seems to be quite common in Cresskill. He expected tonight to be mostly engineering review, so he wasn't totally prepared, but if recalls correctly, he believes this is a 75 x 100 lot.

Mr. Sean McClellan, 101 West Street, Hillsdale, NJ, is the engineer on the project and was sworn in by Mr. Stamos. Mr. McClellan stated that this is a 75 x 100 lot, non-conforming in area at 7,500 square feet. The variances that got approved are the FAR, combined side yard setback where 35 is required and they were approved at 32 feet, impervious coverage is 32.4 and they were approved at 39.1, building coverage they were approved for 24.1, and, also, they got a variance for the side yard generator at 8.8 feet. There were conditions that they were to have a sound barrier for the generator pad and for it to be screened and to screen the entire area starting at the edge of the house and go all the way around with arborvitae. There is also a full fence. The pool is conforming at five feet off the rear yard and 15 feet off the house. They have a 1,000-gallon seepage pit for all the roof leaders.

Mayor Romeo asked if the yard sloped back down. Mr. McClellan noted that it slopes towards the corner. The brook is on the other side of Heather Hill. Mayor Romeo noted that the impervious is a little high. Mr. McClellan agreed that the impervious was a little high. Mr. Azzolina noted that the pool has to be five feet off the rear yard, and it needs to be dimensioned. It is also 15 feet to the water from the house, not to the coping. He doesn't think the code is specific, but he just wanted everyone to know that that is how this applicant is calculating it. Also, relative to the retaining wall that is along the perimeter to the site, the detail shows a geogrid being 5 ½ feet in depth, which would then mean it encroaches upon the pool construction. He would need to provide calculations to accurately calculate the required depth of the geogrid.

They are proposing a new fence. There are no details relative to the type of fence. Those should be added to the plan. Mr. Azzolina asked if they know what type of fence they are planning. It needs to be detailed on the plan. The retaining wall design needs to probably provide for the post installation. Also, the arborvitae height is not specified. You specify the center space but what height will the arborvitae be planted at. Mr. McClellan stated that they will probably start at 5' or 6' and they grow pretty fast.

Mr. Azzolina stated that they mention they are providing a sound buffering for the generator which that is a solid fence presumably, plus the arborvitae. There is no separate enclosure. Mr. Mederos noted that when the Board of Adjustment brought up a means to provide a sound barrier, he is not familiar with such a thing, but their contractor was and showed them an image of some kind of self-supporting enclosure and serves the purpose and the Board reviewed it on his cell and approved it. Mr. Azzolina asked that they add that detail to one of the plans. Mr. Mederos said it will be added to one of the plans when they get the specs.

Mr. Azzolina also noted in the resolution by the Zoning Board that they required a window in the garage. Mr. Mederos agreed, and he will definitely add that to his plan. Mayor Romeo asked if there were bedrooms in the basement. Mr. Mederos stated that there are actually two and they both have sinks. They are studies or rooms for her practice as an aesthetician. Ms. Dermer stated that one is a guest room and one is her

office. Sometimes she sees people and especially now with COVID you want to wash your hands and not go into the bathroom every time and wash her hands and that's why she wanted a sink in one of those rooms. Ms. Furio noted that they both have sinks. Ms. Dermer stated that she only needs a sink in the first one.

Mayor Romeo asked if there was a separate entrance to get into the basement to get to her office. Mr. Azzolina stated that there was. He noted that that is another thing that is a little bit unique about this plan architecturally. There is a staircase going down to the basement that is also an areaway. He asked how that worked with the window. Mr. Mederos showed that they got it in alongside the doorway with enough height to meet the egress requirements, they incorporated an encasement window. Mr. Azzolina stated in connection with that, there is a drain at the bottom of the stairwell and wanted to know where that was going. Mr. McClellan noted that they have a StormTech chamber in the well so they will tie that to the same chamber. Mr. Azzolina stated that their plan does not depict a sump pump pit anywhere in the mechanical area and that is why he is questioning it. Mr. Mederos is not opposed to having a sump pump in the mechanical room, at least one, if that is good practice regardless. They do have a standardized note about an optional sump pit, but they can definitely include it. Mayor Romeo asked if there is one in the current house. Ms. Dermer stated that there is not. They do not have any water problems.

Mr. Azzolina stated that with those responses and the revised plans, given the fact that the variances have already been approved by the Zoning Board, he has no further comments.

Mr. Azzolina noted that the other application that they reviewed is Application #1579, 243 E. Madison Avenue, Cresskill 243 LLC. This is complete as presented. He recommends that the Board approve this application subject to a minor typographical error that is on the plan relative to the front yard setback. It is depicted in the Zoning Table as 15.2 and it is actually 25.2. With that minor correction, he would recommend approval of the plan. It needs no variances. This house is long in width. It complies with the zoning ordinance. It is a corner lot and maintains the existing orientation of the dwelling. It faces East Madison Avenue, and it will continue to face East Madison Avenue. The Board approves.

Application #1578M (and #1581), 33 & 35 Westervelt Place, Jameli & Drita Ferati, subdivision and site plans, are currently under review.

Old Business

None.

New Business

None.

Other Business

None.

Mr. Rummel opened the meeting to the public. No public wished to be heard. Mr. Rummel closed the meeting to the public.

Motion was made by Mr. Sutera to adjourn the meeting at 8:03 PM, seconded by Ms. Furio. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for February 22, March 8, March 22, and April 12, 2022, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary