

MINUTES

CRESSKILL PLANNING BOARD

SEPTEMBER 12, 2023

Mr. Ulshoefer opened the meeting at 7:37 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

Members present at roll call:

Mayor Romeo, Councilwoman Schultz-Rummel, Mr. Ulshoefer, Ms. Bauer, Mr. Berger, Mr. Malone, Mr. Rummel, Ms. Tsigounis and Mr. Philliou. Also present were Mr. Paul Azzolina, Borough Engineer, and Mr. Dean Stamos, Board Attorney.

Mr. Berger made a motion to approve the minutes of the August 8, 2023, meeting, seconded by Ms. Tsigounis. All present were in favor of the motion. Motion approved.

Correspondence

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated August 28, 2023, sending a representative for Prime Cresskill Inc. to this Board for approval. They would like to open a food distribution/restaurant supply and food storage facility at 160 Broadway. No one was present.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated September 5, 2023, sending Mr. Maximilian Moehlan to this Board for approval. He is seeking a driveway waiver (as per 218-E(1)(c)) at 17 Cherry Court. No one was present.

Application for Soil Erosion and Sediment Control Plan Certification for 49 Westervelt Place, Gil Gerstl, Application #1591. File.

Notice for a live, interactive Webinar on Tuesday, September 26, 2023, for New Jersey Water Rights and Regulation.

Notice regarding the Safety & Awareness of Williams Pipelines.

Subdivision Committee

Ms. Tsigounis had nothing to report.

Report from the Borough Engineer's Office

Mr. Azzolina reported that he spoke with the Engineer for 347 Concord Street about the possibility of reversing the slope of the driveway so it goes down to the road as opposed to going down to the house. The property lends itself to that. He hasn't received the revised plans yet, so he doesn't know anything further yet.

Old Business

None.

Resolution for Application #1591, 49 Westervelt Place, Gil Gerstl and Naomi Sender. Mr. Stamos noted that the two main variances were the combined side yards and the impervious coverage. He also will comply with the stormwater management that Mr. Azzolina will review, and the usual other conditions. Ms. Tsigounis introduced the Resolution, seconded by Mr. Berger. On Roll Call: Mayor Romeo, Mr. Ulshoefer, Ms. Bauer, Mr. Berger, Mr. Malone, Ms. Tsigounis and Mr. Philliou all voted yes. Motion approved. The original resolution shall become a permanent part of these minutes.

New Business

The Borough Attorney circulated a new Planning Board Application to be used in the future. Mr. Stamos had produced one a while ago that was also presented. After some discussion it was determined that Mr. Stamos will discuss it with the Borough Attorney and all agreed that combining the best points of both would make for a better application. Mr. Stamos will handle that before it is presented to the Mayor and Council to be adopted for use.

Other Business

None.

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

Motion was made by Ms. Tsigounis to adjourn the meeting at 8:01 PM, seconded by Mr. Malone. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for September 26, October 10, October 24, and November 14, 2023, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary