

MINUTES

CRESSKILL PLANNING BOARD

MARCH 13, 2018

Mr. Ulshoefer 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, Councilwoman Tsigounis, Ms. Bauer, Mr. Calder, Mr. Durakis, Mr. Mandelbaum, Mr. Ulshoefer, Mr. Malone and Mr. Rummel. Also present were Mr. Paul Azzolina, Borough Engineer, and Mr. Schuster, Planning Board Attorney.

Mr. Durakis made a motion to approve the minutes of February 27, 2018, meeting. The motion was seconded by Mr. Calder. All present were in favor of the motion. Motion approved.

Correspondence

Application for Soil Erosion and Sediment Control Plan Certification for 340 Lafayette Street, Lumaj Homes LLC, Application #1526. File.

Voucher from Mr. Steven Schuster for services rendered relative to the Cresskill Planning Board for the month of January 2018 in the amount of \$2,886.67. Motion to approve made by Mayor Romeo, seconded by Mr. Calder. All present were in favor. Motion approved.

Notice from Mr. Eric Benson from the Clean Water Action to the Chief of Police. It is time for their annual canvass in the community. Their current campaign is designed to protect the waterways and drinking water supplies from toxins and ensure that citizens know what is in their water, reduce pesticide use and to elect "Green" candidates. File.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated February 28, 2018 sending Mr. Valente, 15 Wakelee Dr. Corp., to this Board for approval. He wishes to subdivide 462 Knickerbocker Road and construct five new single-family homes and one mixed use building which would include commercial space below and three residential units above.

Subdivision Committee

Councilwoman Tsigounis reported that a new Application #1528, 27 Clark Street, Ilan Doran, was received on March 13, 2018 and is currently under review. Mr. Azzolina noted that he just received the plan and has not yet looked at it. He will report on it at the next meeting.

Report from the Borough Engineer's Office

Mr. Azzolina noted that Application #1525M, 26 Cresskill Avenue, Lumaj Builders LLC, that was discussed briefly at the last meeting, was reviewed and they find it to be incomplete. He prepared a completeness determination memo dated March 13, 2018, for the Board's review. The applicant was present. As the Board is aware, it is a major subdivision. There are a number of deficiencies with the plan as presented and they are set forth in his memorandum. There are 23 items and once those items are properly addressed, the Board can then consider a hearing on the matter. One issue that Mr. Azzolina wanted to discuss with the Board is that they are seeking a waiver for the location of all structures and wooded areas within 200 feet of the property. This is a very developed portion of the town. There are quite a few houses and buildings within that radius. Perhaps the Board can give some direction to the applicant as to whether or not they want to see that information. He does note that it has been required on other similar type major subdivision applications.

The waiver is requesting not to locate all the structures within 200 feet of the property on the drawing. You have to show the houses that are within 200 feet, including the apartment complex behind them. They are requesting a waiver not to show these structures and it is up to the Board to determine whether they are willing to grant it or not. The applicant's professionals would need to justify, to the Board's satisfaction, the reasons to grant that waiver. The applicant's engineer noted that it is pretty difficult to locate all the houses and buildings without going on everybody's property. Mr. Schuster noted that the houses are all on the tax property record cards. As far as the size of the lot, you can look at the tax map for that. Mr. Azzolina noted that that is a standard piece of information.

Mayor Romeo stated that you can't really get the true flavor of the neighborhood unless you show all the houses on the plan. Mr. Azzolina noted that, typically, that is information that is provided on a major subdivision application. The one we had at the last meeting on Devonshire and Kenilworth, the applicant showed all the adjoining buildings. Admittedly, there were fewer structures there, with a bigger lot, but this is the property we are dealing with and it is a developed neighborhood. When you look at the key map, there are a number of homes that are located near the property. You don't have to measure every square inch of the house. You locate the corners of the dwelling. Councilwoman Tsigounis stated that it is critical for the Board to see the footprint of the surrounding structures. She sees no reason to grant the waiver. It is important information. They will have to notify these people anyway about their plans. Mr. Lumaj stated that they will put it on.

Mr. Azzolina stated that once the applicant revises the plans in accordance with the memo, he will review and provide comments at that time.

Old Business

None.

Resolution for Application #1514M, 18 Kenilworth Drive, Vasily Kuzubov and Alexander Chalov was introduced by Mr. Durakis and seconded by Councilwoman Tsigounis. On Roll Call: Mayor Romeo, Councilwoman Tsigounis, Mr. Durakis, Mr. Ulshoefer, and Mr. Rummel voted yes. Mr. Morgan was absent. Motion approved. The resolution shall become a permanent part of these minutes.

New Business

None.

Other Business

None.

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

Motion was made by Mr. Calder to adjourn the meeting at 7:43 PM, seconded by Mr. Durakis. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for March 27, April 10, April 24, and May 8, 2018, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary