

MINUTES

CRESSKILL PLANNING BOARD

APRIL 10, 2018

Mr. Morgan opened the meeting at 7:34 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

Members present at roll call:

Mayor Romeo, Councilwoman Tsigounis, Mr. Morgan, Ms. Bauer, 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 the March 27, 2018, meeting. The motion was seconded by Mr. Ulshoefer. All present were in favor of the motion. Motion approved.

Correspondence

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated April 2, 2018, sending Mr. Mark Madaio to this Board for approval. He would like to construct a four building, 18-unit townhouse development at 23 Legion Drive and 25 Division Street. He is fully aware of the responsibility of the affordable housing contributions which will be discussed at a time the Board deems necessary. No one was present. Mayor Romeo noted that they have to go the Zoning Board for approval for a use variance and then can come here. He thinks they know that already.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated April 3, 2018, sending a representative for Café RX to this Board for approval. They would like to install two awnings and four signs at 2 Piermont Avenue. No one was present. They have to be present to discuss further.

Subdivision Committee

Councilwoman Tsigounis had nothing to report.

Report from the Borough Engineer's Office

Mr. Azzolina noted that for Application #1528, 27 Clark Street, Ilan Doran, the architect is present. The architect, Mr. Raul Maderos, noted that it is a currently a one-story ranch that they are going to demolish and build a single-family house in its place. It is second from the corner. Mr. Azzolina stated that it is an existing non-conforming with respect to its area and there are several other aspects, its width, etc. The application requires several variances. The plans as presented are complete enough for consideration for the Board to schedule a Public Hearing. Mr. Maderos noted that everything is ready. They have appeared before the Board of Adjustment for a small FAR of 48 feet. They didn't go for it. They adjusted the plans and eliminated the FAR component. Mayor Romeo asked if the variances were existing. Mr. Maderos stated that it is new construction so there are side yard variances that they would be creating by

what they are proposing. The lot is non-conforming. It is less than 10,000 feet in the R-10 Zone. It is less than 100 feet deep. It is less than 100 feet wide. Mr. Azzolina noted that in addition to those two variances, they would also require an impervious coverage variance as well as a building coverage variance. Height is conforming. They have 12.3 side yards on both sides of the house versus 15 and 20. The lot itself is 78.73 feet wide as opposed to 100 feet. It is 95 feet deep. The Public Hearing was scheduled for April 24, 2018.

Mr. Azzolina noted that for Application #1525M, 26 Cresskill Avenue, Lumaj Builders LLC, the attorneys and professionals were present. He noted that he did a completeness memorandum dated March 13, 2018. He received revised plans which address most of the comments. One major comment he spoke to the applicant's engineer this morning about was the right-of-way centerline to the street line dimension. He asked if they determined what that is. The engineer noted that they had to send out for addition maps to make sure that it actually is in the center of the right-of-way. They have no objection, however it turns out, to give whatever area we need for the 50-foot right-of-way. Mr. Azzolina noted that that would be the operative issue here. The existing right-of-way is 45-feet wide. The standard right-of-way is 50-feet wide. When you have a major subdivision as opposed to site plans that we are used to seeing, if the right-of-way width is deficient, then the applicants are required to dedicate to the Borough whatever portion of that deficiency exists on their half of the street. So, depending on where the center line lies, with respect to the existing pavement configuration, they would have to give, perhaps, half of the five-foot deficiency, two-and-a-half or something between zero and five. That is going to impact the areas of the properties. That is going to be taken from the area, but these lots are oversized with the area requirements of 10,000 square feet and they are deeper than 125 so it is not going to have a material impact on what can ultimately be built on these properties if the subdivision were to be approved.

Mr. Azzolina noted that the plan is otherwise in compliance with respect to the subdivision component. The recent submittal included a site plan. That was confusing to him. He asked what the application was. The attorney explained that they like to show, with a subdivision, the possible development of the property. Mr. Azzolina stated that it is then just a conceptual site plan. If it were a site plan application, they would need to submit three site plan applications, three architectural plans as well as the fees associated with that. The attorney stated that maybe at this point it will be just a concept for visual purposes then. Mr. Azzolina noted that that makes a little more sense. He again stated that is complete with respect to the deficiencies noted in his earlier correspondence. If the Board is open to scheduling a Public Hearing, it would be ready for a hearing at this time. The Public Hearing was scheduled for May 8, 2018. The extra two weeks will give them more than enough time to get the additional information to Mr. Azzolina.

On Application #1527, 46 Heather Hill Road, Harry McCormick, a revised plan was received on April 2, 2018. Mr. Azzolina explained that the original plan had an architect's site plan which lacked certain information. He received it last week but has not yet reviewed it. They originally went to the Zoning Board but it became a new construction and are now before the Planning Board. Mr. Azzolina is familiar with it. They are knocking the house down but using some of the same foundation. The existing rear yard is 32 and they are going to 39 feet. Mr. Azzolina had the architectural plans that were reviewed by the Zoning Board. If the Board is agreeable, he will take a look at the plan. They already received the variances from the Zoning Board. It would just be some administrative type of issues, if any. He does note that have added a seepage pit that does not currently exist on the site. He doesn't really see any issues with the plan as presented. The owner is requesting that he not put in the seepage pit, if at all possible. They are reducing the impervious coverage that is existing. Mr. Azzolina agrees that there is a reduction but the only thing is that the neighborhood in general does not have a lot of drainage facilities in general so there is a lot of overland flow in the streets before it hits an inlet. Taking into account that deficiency within the neighborhood, he would suggest that at least one seepage pit be installed. Perhaps he can eliminate the second one. Councilwoman Tsigounis stated that you can't present this and then say you are not going to put them in.

Mr. Azzolina stated that if the Board is agreeable to one seepage pit, he will review the plan in depth and make a decision in that regard. Councilwoman Tsigounis is agreeable to that upon the approval of Mr. Azzolina and she wants to see at least one seepage pit. Even if what was there might have worked, it

didn't work. So even if you are improving upon what was there, originally it didn't work, so we don't know until the calculations are done as to whether or not we can afford to say yes you don't need the seepage pits. Mr. Azzolina noted that they stated doing the driveway in a permeable paver. He said that that may actually be a more expensive cost option than putting in a seepage pit. He doesn't know if that is necessarily something that they want to commit themselves to at this point in time. He thinks drainage of some sort is required on this property. If he wants to talk about options, they can definitely talk about that.

Councilwoman Tsigounis is agreeable with some sort of drainage and upon Mr. Azzolina's study of the plan. Mr. Durakis made a motion to approve, seconded by Mr. Ulshoefer. All present were in favor. Motion approved subject to Mr. Azzolina's review.

Old Business

None.

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. Durakis to adjourn the meeting at 7:58 PM, seconded by Mr. Ulshoefer. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for April 24, May 8, May 22, and June 12, 2018, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary