

MINUTES

CRESSKILL PLANNING BOARD

SEPTEMBER 24, 2019

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. Mandelbaum, Mr. Ulshoefer, Mr. Malone and Mr. Rummel. Also present were Mr. Schuster, Planning Board Attorney, and Mr. Azzolina, Borough Engineer.

Mr. Calder made a motion to approve the minutes of the September 10, 2019, meeting, seconded by Mr. Mandelbaum. All present were in favor of the motion. Motion approved.

Correspondence

None.

Subdivision Committee

Councilwoman Tsigounis had nothing to report.

Report from the Borough Engineer's Office

Mr. Azzolina stated that Application #1554, 100 Jackson Drive, Yuriy Migorodskiy, was reviewed. This is a redevelopment. Mr. Michael Hubschman was present as the engineer. He stated that it is a tear down. It is like a ranch house now with a walk out in the back. The property slopes down quite a bit. They are following that same slope with a walk out basement. There are only three or four trees that are coming down. It is a pretty developed site. It drains to the rear. Mr. Azzolina stated that there is a pipe that is visible from the neighbors' property. Mr. Hubschman noted that everything drains down into that easement. Mr. Azzolina pointed out the 4" PVC pipe.

Mr. Hubschman stated that the terracing will be the same. The pool is in the terrace. Mr. Azzolina noted that there is an addition of a sports court. He would recommend that they do some sort of drainage on the west side. The drainage system will be greatly improved from that which currently exists. The mapping shows a single open pit. There are no variances required. Mr. Azzolina showed the architectural. It complies with the FAR. He stated that it has 5,700 on the first and second floors and another 1,500 in the basement. The lot is 40,000 square feet. Mr. Hubschman stated again that it doesn't require any variances. The side yards are 34.11 where 30 is required and 77.34 where 60 is required. There is a side-loading garage, garage under. It is a three-car garage.

Mayor Romeo asked the name of the people building it. The owner's name is Yuriy Migorodskiy, but the builder hasn't been determined yet. The house is under 33 feet, which is the requirement in the zone. It has a permissible fire access, which any driveway will provide that for that size house. He is at the limit on impervious coverage. The drainage system should be an improved condition to what presently exists, and

they have the luxury of having the buildings overflow into that existing ditch, which travels a short distance off the adjoining property.

Mr. Ulshoefer asked about replacing the trees that are being removed. He said that if they are more than 10" they are supposed to be replaced. And with deciduous types of trees, ones with leaves. Mr. Azzolina noted that a minimum of six deciduous type of trees should be planted. Mr. Hubschman put that in his notes.

Mr. Azzolina stated that with those amendments, he recommends that the Board make a motion to approve the plan as presented. Mr. Mandelbaum made a motion to approve, seconded by Councilwoman Tsigounis. All present were in favor. Motion approved.

Old Business

None.

Resolution for Application #1552, 8 Burton Place, Lumaj Homes LLC, was introduced by Mr. Mandelbaum, seconded by Councilwoman Tsigounis. On Roll Call: Mayor Romeo, Councilwoman Tsigounis, Ms. Bauer, Mr. Calder, Mr. Mandelbaum, Mr. Malone and Mr. Rummel all voted yes. Mr. Durakis was absent. Motion approved. The original resolution shall become a permanent part of these minutes.

New Business

Other Business

None.

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

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

The next four regular Planning Board meetings are scheduled for October 8, October 22, November 12, and November 26, 2019, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary