

## **MINUTES**

### **CRESSKILL PLANNING BOARD**

**DECEMBER 10, 2019**

Mr. Morgan 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, Mr. Morgan, Ms. Bauer, Mr. Calder, Mr. Durakis, Mr. Ulshoefer, and Mr. Rummel. Also present were Mr. Schuster, Planning Board Attorney, and Mr. Azzolina, Borough Engineer.

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Mr. Ulshoefer made a motion to approve the minutes of the November 26, 2019, meeting, seconded by Ms. Bauer. All present were in favor of the motion. Motion approved.

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### **Correspondence**

None. However, two women were present that are opening a store on Broadway, Cynthia and Danielle. Mr. Morgan noted that normally they go to the Building Department first, but somebody directed them here first. He thought that we could handle it here and then they could go to the Building Department tomorrow. Cynthia noted that they are opening a children's clothing store for both boys and girls ages 4-14. It is going to be opening in February. It is going to be a combination of traditional clothes and trendy clothes. They are affiliated with the store called Reform which is a few doors down from them in the same shopping center. They are friends of the owner of Reform. There will be no renovations. They only thing is painting and wallpaper. It is only 850 square feet. It is a small store.

They are going to do signage. One of the reasons they are actually here is because they hired a sign company and they came to get their approvals to do it and they were told they didn't know about the store, so now they are here. They will come back to the Building Department tomorrow to do whatever has to be done. The name of the store is Reform Kids. They are just going to replace the sign that is up there and put a sign on the other side of the building facing Dunkin' Donuts. Their store doesn't go through. Mr. Calder made a motion to approve, seconded by Mr. Ulshoefer. All present were in favor. Motion approved. Approval memo signed by Mr. Morgan and given to the Building Department tonight.

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### **Subdivision Committee**

Councilwoman Tsigounis distributed revised plans for Application #1555, 31 Holly Lane, Giesi Holland, LLC, received December 2, 2019.

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### **Report from the Borough Engineer's Office**

Mr. Azzolina noted on Application #1555, 31 Holly Lane, tha the applicants are here tonight. Mr. Robert Silver, an attorney appearing for the applicants, and Chris Lantelme, the engineer on the project, were present. Mr. Silver stated that it is a single-family home. Mr. Azzolina noted that the Board received the site plans two weeks ago but didn't receive the architectural. There are two pre-existing non-conformities

which are area of 9,505, where 10,000 square feet is required, and its frontage of 95 feet, where 100 feet is required. Other than that, the proposal conforms to the building requirements of the R-10 Zone. The FAR is in accordance with the sliding scale.

Mr. Chris Lantelme stated that the existing dwelling is one story with a patio in the rear and a driveway and small walkway. They are proposing to remove all existing improvements and proposing a two-story dwelling with a smaller footprint. They are not using the existing footprint. They are conforming in every way and in the process are getting rid of five existing non-conformities. It is a modest home.

Mr. Durakis stated that this house has been empty for many years and has been an eyesore of the block for many years, grass not cut, dilapidated and it is falling apart.

Mr. Lantelme stated that there is one tree that is going to be removed and the rest will remain. There is very little soil movement because the footprint is actually smaller than the existing footprint. The FAR is about 2,600 square feet. The footprint is only about 1,665.

Mr. Azzolina noted that the areaway ladders and railings need to be added on the plans as they are not on either plan. It will require a video inspection of the existing sewer to the main. He is assuming that they will be running a new line from the existing cleanout to the dwelling. Mr. Lantelme agreed that he was. The curb is in fair condition, so once the construction is done, the DPW will determine what sections need to be replaced. The driveway is going in a different location than where it presently exists, so they will be filling in a section and cutting a new driveway section. He wanted to confirm, given the new recent revisions to the tree ordinance, that they do intend on keeping all of the trees. They don't appear to be specimen trees based on his observations of the site. The builder stated that he would rather leave them if they are in good condition. Mr. Azzolina agrees and stated that the ordinance speaks of a certified tree expert or something to that effect and there is a professional that can determine that the trees are in good condition and can be saved. Some of these trees are not actually trees under our code because it has to be 10" in diameter. A lot of the trees are 8". He just wants to confirm with the builder that it is his intention to save these trees, but they may or may not be savable.

The tree ordinance speaks of licensed tree care operator, which is a specific license under the State law, so that person would be able to look at the trees and determine if they can remain, and if they are going to be coming down, you will need a permit. You will need a permit for the tree that you are removing which is a recent revision to the code, where it is a permitted removal within the footprint of the dwelling, but there is an administrative fee that needs to be posted. He is recommending that he speak to the tree care individual to determine the status of the other trees within the buffer zone as defined in the code.

Mr. Ulshoefer made a motion to approve the application, seconded by Mr. Durakis. All present were in favor. Motion approved.

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#### **Old Business**

None.

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#### **New Business**

None.

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#### **Other Business**

None.

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

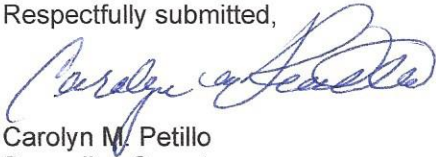
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Motion was made by Mr. Durakis to adjourn the meeting at 7:47 PM, seconded by Mr. Rummel. All present were in favor. Motion approved.

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The next four regular Planning Board meetings are scheduled for January 14, January 28, February 11, and February 25, 2020, at 7:30 PM in the Borough Hall.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Carolyn M. Petillo", is written over the typed name.

Carolyn M. Petillo  
Recording Secretary