

## **MINUTES**

### **CRESSKILL PLANNING BOARD**

**FEBRUARY 9, 2021**

Mr. Ulshoefer 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, Councilman Kaplan, Mr. Ulshoefer, Ms. Bauer, Mr. Malone, Mr. Mandelbaum, Mr. Rummel, Ms. Tsigounis, and Mr. Sutura. Also present were Mr. Stamos, Board Attorney, and Mr. Azzolina, Borough Engineer.

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Mr. Mandelbaum made a motion to approve the minutes of the January 26, 2021, meeting, seconded by Ms. Bauer. All present were in favor of the motion. Motion approved.

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### **Correspondence**

None.

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Resolution for Application #1563, 170 14<sup>th</sup> Street, Cresskill. Mr. Stamos noted that there were two minor corrections that needed to be made on the combined side yards and the exhibit numbers. He also pointed out that he referenced that the applicant agreed to work with Mr. Azzolina and his office to ensure that the drainage issues will not be a problem for the neighbors and for their property. The Board all voted yes to pass the resolution with the corrections. The original resolution shall become a permanent part of these minutes. Ms. Tsigounis noted that the easement has not been written yet. Mr. Azzolina stated that that will be written by the Borough Attorney.

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### **Subdivision Committee**

Ms. Tsigounis noted that we just received the revised architectural for Application #1559, 1 Union Avenue. There are now six retail units and eight residential units. Ms. Tsigounis asked about the trash. Mr. Azzolina noted that typically they have a central trash shoot that goes to a storage room. Ms. Tsigounis also noted that there is a signage area on the building and wanted to know if they have to follow the signage area or the ordinance.

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

Mayor Romeo asked Mr. Azzolina why it says six retail units and 11 residential in one spot and six retail units and eight residential in another spot. Mr. Azzolina stated that it was a typo. He has had experience with this architect, and it appears that they didn't correct it from the first version. Mayor Romeo asked about the COAH units. Mr. Azzolina believes that there are two COAH units and believes Mr. Lydon is applying a higher standard than 12 years ago. Mr. Mandelbaum asked who stipulates a one-bedroom or two-bedroom unit for COAH. Ms. Tsigounis noted that it is part of the settlement agreement.

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**Old Business**

Mr. Stamos noted that he spoke with Mr. Aspro regarding the letter they received about 235 County Road. He explained that they already common ownership, so by the doctrine of merger, the properties merged. His understanding is that what he wants is a deed of consolidation, which we shouldn't have an issue with because they are merged by law anyway, so that he thinks he can try to go in for a subdivision. He is aware that there is an ordinance that says you cannot subdivide property that has an historic structure on it. He would still be short on property for a subdivision. This is the house next to the nursing home.

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**New Business**

None.

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**Other Business**

None.

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Mr. Ulshoefer opened the meeting to the public. No public was present. Mr. Ulshoefer closed the meeting to the public.

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Motion was made by Mr. Mandelbaum to adjourn the meeting at 8:13 PM, seconded by Ms. Tsigounis. All present were in favor. Motion approved.

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The next four regular Planning Board meetings are scheduled for February 23, March 9, March 23, and April 13, 2021 at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo  
Recording Secretary