

## **MINUTES**

### **CRESSKILL PLANNING BOARD**

**JULY 13, 2021**

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, Councilman Kaplan, Mr. Ulshoefer, Ms. Bauer, Mr. Malone, Mr. Rummel, Mr. Sutera, Ms. Tsigounis and Ms. Furio. Also present was Mr. Paul Azzolina, Borough Engineer.

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Mr. Rummel made a motion to approve the minutes of the June 22, 2021, meeting, seconded by Ms. Tsigounis. All present were in favor of the motion. Motion approved.

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### **Correspondence**

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated July 9, 2021, sending Mrs. Oral to this Board for approval. She would like approval for a sidewalk entranceway that has already been installed at 35 Union Avenue, Salon Q. Salon Q is next to the liquor store. No one was present.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated July 8, 2021, sending a representative for Connect One Bank to this Board for Approval. They would like to install a new sign for their temporary location at 156 Piermont Road. Ordinance 275-19F states "The aggregate area, in square feet, of all signs on any wall shall be no greater than ½ the length, in feet, of such wall." The width of the existing storefront wall is 26.5 feet, which would facilitate a 13 sq. ft. sign. The application is for 24 sq. ft. No one was present. They are moving in next to the yogurt shop temporarily as they are taking the bank down.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated July 1, 2021, sending the owners of 36 Douglas Drive to this Board for approval. They would like to construct a new single-family dwelling at this address. The property will require variances for minimum side yard and total side yards. Application #1570 was received. Mr. Azzolina just received the plan. Mr. Rapaport was present. He explained that the minimum side yard required is 15, not 20. It is the combined side yard that is required. They will need a Public Hearing. The Board only received nine copies of the site plan. No architectural drawings were received. Mr. Azzolina has not reviewed it yet. Mr. Rapaport will get the architectural drawings to Mr. Azzolina so he can review it and have a report by the next meeting so we can set a hearing date.

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### **Subdivision Committee**

Application #1570, 36 Douglas Drive, Josef & Victoria Gelman, was received on July 8, 2021, and is currently under review as discussed.

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

Mr. Azzolina had nothing to report other than today they submitted revised plans for the Reilly subdivision, Application #1567M, 268 E. Madison Avenue. They submitted five copies. Their intention is to have the application deemed complete. That is the one that was deemed incomplete per the memo dated June 8, 2021. He will take a look at it and if it is complete at that point then we can schedule them for a public

hearing at the Board's convenience. When it is deemed complete, they will submit the required number of plans. They have to do a steep slope analysis for a portion of the property that will probably be constrained by the ordinance. That is one of the comments that they need to prove or disprove.

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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. 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. Malone to adjourn the meeting at 7:49 PM, seconded by Ms. Bauer. All present were in favor. Motion approved.

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The next four regular Planning Board meetings are scheduled for July 27, August 10, August 24, and September 14, 2021, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo  
Recording Secretary