

MINUTES

CRESSKILL PLANNING BOARD

SEPTEMBER 28, 2021

Mr. Rummel opened the meeting at 7:32 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

Members present at roll call: Mayor Romeo, Councilman Kaplan, Ms. Bauer, Mr. Malone, Mr. Rummel, Mr. Sutera, and Ms. Furio. Also present were Mr. Paul Azzolina, Borough Engineer, and Mr. Stamos, Board Attorney.

Ms. Furio made a motion to approve the minutes of the September 14, 2021, meeting, seconded by Ms. Bauer. All present were in favor of the motion. Motion approved.

Correspondence

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated September 7, 2021, sending Mr. Passarotti to this Board for approval. He would like to construct a new single-family dwelling at 33 Center Street. Application #1574 was received on September 17, 2021.

Application for Soil Erosion and Sediment Control Plan Certification for 36 Douglas Drive, Application #1570, Josef & Victoria Gelman. File.

Subdivision Committee

Application #1574, 33 Center Street, John Passarotti, was received on September 17, 2021, and is currently under review. Plans were distributed.

Report from the Borough Engineer's Office

Mr. Azzolina reported that on Application #1574, 33 Center Street, John Passarotti, he has not looked at it in depth. He just received it at the end of last week. He did do a cursory review of the plan. As the applicant stated, it is an oversized lot, and there should not be any inability to meet the zoning ordinance. They are currently reviewing the plan. The only thing that is a little bit unusual about it is that there is an architectural site plan as opposed to a civil engineering site plan. Our Code actually allows for that. It is a relatively straight forward application. The lot is very flat. It is up to the Board if they feel it is necessary to require an engineering site plan. Our code actually allows for an architectural site plan. Most architects usually work with a civil engineer. He will leave that up to the Board, but given the topography of the site, it is relatively flat, and it can be done by an architect. Once he completes his full review, up to now he has only done a cursory review and it appears to be okay, he would want to talk to the architect about a couple of dimensions to confirm the height of the dwelling. That is the one thing that they would need is to confirm the elevation at the two front corners of the house. That is the basis of the height determination in the town. That does not appear on the plan as presented. He doesn't know if he can have the surveyor get it, he references the survey plan which was not submitted as part of the application, so he needs that. With a couple pieces of supplemental information, he believes he can get the few things that are missing based

on his cursory review. He will review the plan in depth over the next two weeks and then he can recommend approval assuming everything is in order at the next meeting.

Mr. Passarotti stated that there is a house on the lot right now. The house will be torn down and they are not building on the existing footprint. The hole will be a little deeper and a little more forward. They are not using the existing footings. Ms. Bauer asked about the trees and if they were going to be cut down. Mr. Passarotti noted that the trees were cut down already. He drew a permit for that, and he knows about replacing them. Mr. Azzolina will review the plan and have a decision at the next meeting.

Mr. Azzolina noted that on site plan Application #1573, 39 Center Street, 39 Center St., LLC, he received only an architectural drawing for that site, without benefit of any kind of site plan. He spoke to Mr. Madaio last week. He indicated that he was going to look into that and get it submitted. He has not yet received that. Assuming he receives that, he thinks they are looking to get heard at the second meeting in October because this application would require variances.

There is already a Public Hearing scheduled for Application #1567M, 268 E. Madison Avenue, Jane Reilly, on October 26, the second meeting in October. Mr. Azzolina stated that it would be up to the Board if they wanted to hear two applications on one night and it is all predicated on if he receives the site plan. Application #1573 is Mr. Madaio's and Application #1567M is Mr. Capizzi's. In that case, Application #1573 would need to be pushed to the second meeting in November.

On site plan Application #1571, 103 Huyler Landing Road, Adam Forem, Mr. Azzolina stated that that is a big application, as far as single-family homes go. It is one of the last remaining lots in the Tammy Brook subdivision. He received, via e-mail, revised architectural drawings. They did not submit them to the Board. He recommended they submit enough architectural drawings for the Board so everyone has them. It is a large house on an acre plus property. Most likely a lot of rock will be encountered on this property. It is a pretty aggressive site. The site design has a six-foot high wall basically along the northerly boundary of the property to create a fill condition to level off the property a little bit. It is a sloping property. It is a major development under the current regs because they are proposing to disturb more than an acre of the property. The stormwater management has to be supplemented beyond what is shown on the plan. That is his primary comment relative to the application. He has spoken to the applicant's engineer. He will have a meeting, perhaps, to go over the specific requirements given the events of the last couple weeks. He thinks we could be more cognizant of the water shedding off properties uphill and winding up at the bottom of the hill. There is going to need to be some modification to the drainage design.

Mr. Azzolina stated that on Application #1566, 5 Merrifield Way, 15 Wakelee Drive Corp., major subdivision, he is currently reviewing the subdivision final plat for that project. It is complete subject to one clarification that he needs an update from the applicant's surveyor. It is regarding the ownership of the property. Mayor Romeo stated that they own it now. They closed on it. With that being the case, the plan as presented would be complete, so he recommends that the Board approve the final plat. The final plat is just the creation of the map allowing them to file it and record the lots at the County. We do not have the mylar yet, but once the mylar is submitted, the Chairman will have to sign it and he will sign it and it has to be recorded within 95 days. On Roll Call: Mayor Romeo, Councilman Kaplan, Ms. Bauer, Mr. Malone, Mr. Rummel, Mr. Sutera and Ms. Furio all voted yes. Motion approved.

Old Business

None.

New Business

None.

Other Business

None.

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

Motion was made by Ms. Bauer to adjourn the meeting at 7:46 PM, seconded by Mr. Malone. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for October 12, October 26, November 9, and November 23, 2021, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary