

MINUTES

CRESSKILL PLANNING BOARD

NOVEMBER 23, 2021

Mr. Ulshoefer opened the meeting at 7:27 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

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

Mr. Rummel made a motion to approve the minutes of the November 9, 2021, meeting, seconded by Ms. Bauer. All present were in favor of the motion. Motion approved.

Correspondence

Memo from Ms. Francesca Maragliano to the Planning Board dated November 17, 2021, regarding Ordinance No. 21-32-1582, entitled Electric Vehicle Parking Regulations, Supply/Service Equipment (EVSE) & Make-Ready Parking Spaces. Mayor Romeo explained that the State passed an ordinance that any new parking facility that goes in has to have a couple of spaces to hook up for electric cars. Mr. Azzolina explained that the number of spaces is dependent on the number of spaces in the parking lot to begin with and it only applies to new construction. We will have two spaces. Mayor Romeo asked how long it takes to charge. Mr. Azzolina explained that it depends on how many volts are going in. It could be as quick as 15 minutes and as long as three or four hours. Mr. Azzolina stated that the charging stations aren't in yet. There are conduits in the ground and the electric service the size to accommodate that. Memo sent to Ms. Maragliano stating the Board's approval.

Memo from Ms. Patti McKim, dated November 23, 2021, stating that the Council Chambers will not be available on January 25, 2022, due to the special election for the school referendum.

Application for Soil Erosion and Sediment Control Plan Certification for 62 Willis Avenue, Ilan Cohen, Application #1572. File.

Application for Soil Erosion and Sediment Control Plan Certification for 5 Merrifield Way, 5 Wakelee Drive Corp., Application #1566. File.

Subdivision Committee

Architectural plans for 54 Willis Avenue, Paylex Projects II, LLC, Application #1576, were received and distributed.

Report from the Borough Engineer's Office

Mr. Azzolina noted that the applicant's engineer and attorney were present for 54 Willis Avenue, Paylex Projects II, LLC, Application #1576. Ms. Donna Vellekamp was representing Paylex Properties. They were present two weeks ago with the engineering plans. There are no variances required on the plans. It has

an FAR of 2,730. The footprint is 1,830. It will be a Hardy and brick look. On the last page you can see what the house will look like. It is a four bedroom, three bath house. They are going to sell it. Mr. Azzolina asked if the house was already sold. Ms. Vellekamp stated that it is not sold.

Mr. Sean McClellan stated that they have two front yards, 25-yard setback on one and 29.7 on the other. There is 15.3 feet on the side yard where 15 is required. There is 32 feet in the rear where 30 is required. Building coverage, FAR and the height all conform. It will be in approximately the same place as the other one. The driveway is a little bit further to the south. The house will face Spruce. The seepage pit will catch all the roof leaders. There will be a small pool in the back. The pool will be 15 feet from the house and five feet from the rear yard.

Mr. Azzolina noted the only thing he noticed about the property is with respect to the area. It is 9,166 square feet where 10,000 square feet is required. The frontage is 92.3 feet where 100 feet is required. In the past that has been recognized as a permitted exception without requiring variances.

Mr. Ulshoefer asked about them taking down any trees. Ms. Vellekamp stated that some trees were coming down. Mr. McClellan noted that two trees were coming down, one on the corner of the house and one right smack in the middle of the pool. There are three pines close to the house and one in the driveway. Mr. Azzolina believes there are actually six trees identified on the plan, one is not labelled. The sixth one is right where the building is going. There is no choice but to take it down given the placement of the building. Mr. Ulshoefer asked about replacing them. Mr. McClellan said he is definitely going to put trees along the rear. Mr. Ulshoefer told him that they have to replace them per the ordinance, which he gave him a copy of. Mr. McClellan said that if he is taking down six, he will replace with six. That is what Mr. Ulshoefer would prefer. Ms. Vellekamp agreed to that.

Mr. Azzolina stated that all coverages are in conformance, and he recommends that the Board approve the plan as submitted, with replacing the trees. Mr. Rummel made a motion to approve, seconded by Mr. Malone. All present were in favor. Motion approved.

Old Business

Mr. Cheten Patel, 110 East Madison Avenue, was present regarding the flooding issue on East Madison. He spoke with engineering a couple of times and he never got back to him. Mr. Azzolina said that they televised the storm drains and they were clear. He didn't have the opportunity to stop at his property. He did a drive by and didn't see anything that jumped out at him as missing curb. He asked Mr. Patel if he is saying there is no curb. Mayor Romeo said that they have about an inch of curb. Mr. Azzolina said that when they pave it, they take out two inches and put two inches back, so the curb was an existing condition. He doesn't believe that was the source of any flooding that they may have experienced. That was a just a rain that a 12" curb probably wouldn't have stopped. Mr. Patel stated that if you watch the video, you see that all the pitch goes to the left side, nothing to the right side. Mr. Azzolina noted that the storm drains are on that side of the street. There are one or two on the north side of the street, but the majority of them are on the south side of the street. In fact, they added a couple storm drains over the last 10 years along that stretch of East Madison on his side of the road.

Mayor Romeo stated that they are working on a plan now to change some of the pitch starting on County Road. Mr. Azzolina will be happy to meet with Mr. Patel some time next week. His initial thought was there was something with the storm drain but that is clear all the way to the brook.

New Business

None.

Other Business

None.

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

Motion was made by Mr. Rummel to adjourn the meeting at 7:48 PM, seconded by Mr. Malone. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for December 14, December 28, 2021, and January 11, and February 8, 2022, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary