

MINUTES

CRESSKILL PLANNING BOARD

February 8, 2011

Mr. Vaccaro called the meeting to order 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. Vaccaro, Mr. Galdi, Mr. Morgan, Mr. Vieni, Mr. Laurita and Mrs. Schultz. Ms. Bauer arrived at 7:37 PM. Also present were Mr. Paul Azzolina, Borough Engineer and Mr. Steven Schuster, Board Attorney.

Mr. Galdi made a motion to approve the minutes of the January 25, 2011, meeting. The motion was seconded by Mr. Morgan. All present were in favor of the motion. Motion approved.

Correspondence

Flyer from ANJAC regarding grant information. Flyer given to Councilwoman Tsigounis.

Letter of Introduction from Mr. Edward M. Rossi, dated January 28, 2011, sending Mr. & Mrs. Corona to this Board for approval. They wish to construct a new modular single family dwelling at 78 Prospect Street. They will require variances. Application #1406 was received February 1, 2011, and is currently under review. Mr. and Mrs. Corona were present. Mr. Vaccaro noted that they were before the Zoning Board and got approval, but now they have decided to do something different. Mr. Corona noted that due to the cost of expanding the house, they decided that it would be more cost effective to build a new modular house. The variances were already granted by the Zoning Board for the remodeling of the house.

Mr. Vaccaro explained that the Borough Engineer will have to review the plans and deem them complete. Since there are variances required, they will need to have a public hearing. Mr. Azzolina noted that he will have a report for the next meeting. Once it is deemed complete, the Board can set a hearing date. Mr. Corona said that they have been through the noticing process with the Zoning Board so they know what needs to be done once the hearing date is set. Mr. Corona stated that they are building almost the exact same house that they were approved for at the Zoning Board. Because this is a modular construction, the wall width is actually 6" instead of a 2 x 4 construction, so as a result they had to adjust their FAR and make the house a little bit smaller. What they went for as far as variances on the previous project, even though he knows this is new construction and different, they are basically going for what they have already been approved for. They are on a 50 x 100 lot. Mr. Corona noted that time is of the essence because they have to get their order in by a certain date, otherwise their cost goes up.

Mr. Azzolina gave Mr. Corona his card so they can check to see if there is anything that needs to be done to make the plans complete for the next meeting and then we can schedule a public hearing.

Three vouchers were received from Mr. Steven Schuster, one for the Open Space Resolution, one for the Planning Board services for January and one for 35 Union Avenue. Mr. Vaccaro explained that the one for 35 Union Avenue currently has no money in the escrow account. Mr. Schuster understood but wanted to let the Board know that it is still out there. Mr. Schuster explained that the one for the Open Space

Resolution was after March so it had to be carried to the following year and that's why it wasn't paid. On the bill for 35 Union Avenue, Mr. Vaccaro explained that he was not going to get any money until the property is developed. Mr. Schuster just wants to make sure that the bill is protected by the Borough. Mr. Vaccaro noted that the owner has been sent bills. Mayor Romeo requested that they be sent another bill marked "Past Due" and give a copy of the bill to Harold so he can attach it to the Tax Bill so when this is settled, the bills will get paid.

Mr. Galdi made a motion to approve the vouchers for Mr. Steven Schuster for the Open Space Resolution in the amount of \$503.20 and for the services relative to the Planning Board Meetings for the month of January 2011 in the amount of \$2,268.83. Mr. Morgan seconded the motion. All present were in favor. Motion approved.

Subdivision Committee

Councilwoman Tsigounis noted that Application #1406, 78 Prospect Street, Mr. and Mrs. Anthony Corona, was received on February 1, 2011 and is currently under review.

Report from the Borough Engineer's Office

Mr. Azzolina noted that he is working on the electrical design for the basketball court and the Allen Street parking lot. He showed everybody the drawings for Allen Street. The plans consisted of the existing conditions and topography as it appears today. It also included the proposed parking lot design. He has preliminary cost estimates for the utilities. He is assuming that they are going to build around the utilities. Basically, he thinks the project would look best with underground utilities throughout, but he thinks that is the most costly option. Mr. Vaccaro requested that he present it to the Council both ways and let them make the decision. What Mr. Azzolina thinks will be the compromise solution would be to keep the existing network of poles along the one side of the street and run underground services to the commercial and underground services to the residential, this way you don't have as many wires. You will still have the main wire pole line down the street, without all the busyness of all the overhead wires that are out there today. There will be cost elements to the residents and he is not sure how they will handle that. Mr. Vaccaro believes that they should do it right and make it nice.

Mr. Morgan doesn't see why you would keep the existing poles and then go underground to the business. Mr. Azzolina explained that the reason would be the cost. In order for all the wires to be underground, one of the preliminary numbers he had gotten from Verizon for that work was \$500,000. Rockland Electric's ballpark estimate was about \$200,000. Plus he hasn't spoken with cable yet, so you are looking at \$700,000-\$800,000 for utilities, so he thought that the compromise solution would be to leave the poles in place. This is something for the Council to look at.

There are streetlights on each one of the poles. They have not prepared the lighting plan yet that is going to mimic the existing street lights in the downtown area and will be placed strategically within the parking lot area. There is a fair amount of light on Allen Street currently with the lights on the poles. He doesn't see the need to do much there but there will be lights in the parking lot for safety and security reasons.

Mr. Laurita thinks that this is a project that will be used a lot and he thinks at a certain point, for the purpose of revenue, he doesn't think people will have a problem paying for parking. Nobody seemed to be in agreement with this. They don't want meters there. Councilwoman Tsigounis noted that in Teaneck, in the business district, there is a special assessment, so there is a certain portion of the taxes that go to funding improvements to the town. And this is a business area that everybody will benefit from. She thinks this might be an option.

Mayor Romeo noted that we will apply for grant money to help fund this project. Mr. Vieni feels that if you are going to do this, you should do it right because you are doing it for the future. Mr. Vaccaro wants all the costs to present to the Council. This is a major improvement for the downtown area.

Old Business

None.

New Business

None.

Other Business

None.

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

Motion was made by Mr. Laurita to adjourn the meeting at 8:08 PM, seconded by Mr. Galdi. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for February 22, March 8, March 22, and April 12, 2011 at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary