

MINUTES

CRESSKILL PLANNING BOARD

JUNE 9, 2009

Mr. Vaccaro called the meeting to order at 7:40 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

Members present at roll call: Mayor Romeo, Councilman Brennan, Mr. Vaccaro, Ms. Bauer, Mr. Galdi, Mr. Mozur, Ms. Tsigounis, Mr. Vieni, and Mr. Laurita. Also present were Mr. Paul Azzolina, Borough Engineer, and Mr. Steven Schuster, Attorney.

Mr. Galdi made a motion to approve the minutes of the May 26, 2009, meeting. The motion was seconded by Councilman Brennan. All present were in favor of the motion. Motion approved.

Correspondence

Application for Soil Erosion and Sediment Control Plan Certification for 104 Huyler Landing Road, Ron Katiralefar. File

Notice from Ms. Barbara Nasuto regarding the League of Municipalities Convention, scheduled for November 17-20, 2009. Anyone planning on attending should let her know so she can make hotel reservations. File.

Notice from Borough of Alpine regarding the introduction of Ordinance #703, an ordinance of the Borough of Alpine to amend Chapter 220, section 2, entitled "definitions" as contained in the Zoning Code of the Borough of Alpine. File.

Voucher from Mr. Steven Schuster for services rendered relative to the Cresskill Planning Board for the month of January 2009 in the amount of \$1,041.63. Mr. Vieni made a motion to approve, seconded by Mr. Galdi. All present were in favor. Motion approved.

Subdivision Committee

Ms. Tsigounis noted that new applications were received. Application #1385, Roosevelt Street, Erik and Kim TenCate, was received May 20, 2009, and is currently under review. Application #1386M, 37 and 41 Allen Street, 37 Allen Street LLC and Alfonso and Sandra Diaspara, was received on May 28, 2009. Application #1387, 37 Allen Street, 37 Allen Street LLC and Alfonso and Sandra Diaspara, was received on May 28, 2009. Application #1388, 41 Allen Street, Alfonso and Sandra Diaspara, was received on May 28, 2009. All of these applications are currently under review.

Ms. Tsigounis noted that there is a Green Building Seminar and all architects, planners and municipal officials are all welcome to attend. She had the agenda e-mailed to her and it was forwarded to the Planning Board members. Anybody that is interested can attend. It is Tuesday, June 16, at William Paterson College. Ms. Tsigounis will attend and report back.

Report from the Borough Engineer's Office

Mr. Azzolina noted that the plans for Application #1381, the Berberoglu application at 90 East Madison, have been revised according to his memo dated April 28, 2009, and he recommends that the Board sign the plans last revised May 26, 2009. Mr. Galdi made a motion to approve, seconded by Mr. Vieni. All present were in favor. Motion approved. One copy of the plan was signed with approval memo and it was given to the Building Department. Mr. Azzolina will request another plan from Mr. Hubschman for the file.

Application #1383, 94 Jackson Drive, Mohammed Sadiquilla. Those plans have been revised in accordance with his memo dated May 4, 2009. They satisfactorily address his comments contained therein and he recommends that this plan, last revised May 18, 2009, be signed by the Board. Mr. Galdi made a motion to approve, seconded by Mr. Vieni. All present were in favor. Motion approved. One copy of the plan was signed with approval memo, and it was given to the Building Department. Mr. Azzolina will request another plan for the file.

Application #1384, 104 Huyler Landing Road, Ron Katiralefar, is currently under review.

Application #1385, Roosevelt Street, Erik and Kim TenCate, and Applications #1386M, #1387 and #1388, 37 & 41 Allen Street, 37 Allen Street LLC and Alfonso and Sandra Diaspara are currently under review.

Mayor Romeo asked if the property on Roosevelt was already subdivided because it was already a free standing 100 x 100 foot lot that Mario Spola sold. Mr. Azzolina noted that as he understands it, it is an existing platted property. He hasn't had the opportunity to do a detailed review of the plan yet. He doesn't know the entire history of the project, but presumably that is the case.

Mr. Schuster asked about Allen Street. Mr. Azzolina noted that it is a minor subdivision based on the number of lots created. He is not certain if it would theoretically be a major because they are going to be seeking variances. Mr. Schuster noted that under our code, if you require a variance, it is a major. Sometimes if we want to waive some of the formal requirements as far as a subdivision plot plan and stuff like that you can treat it like a minor.

Getting back to Roosevelt Street, Mr. Azzolina noted that the lot is 100 x 116 feet in depth. Erik and Kim TenCate were present. They had the plans for the house and noted that no variances are required. Mayor Romeo noted that his only concern is the height with the property going down in the back. Mr. Azzolina noted that there is a small low-height retaining wall in the back. They are not altering the topography in any way. Mrs. TenCate noted that the house will go with the way the land is. The basement is a walkout. They are just putting in a wall to level the back out a little bit so they have a backyard. They are bringing the wall in 10 feet off the property line. Councilman Brennan asked how tall the wall was going to be. Mr. Azzolina noted that it is about six feet on one side and only a couple feet on the other side.

The properties are very wooded along Jefferson as well as the rear yard of this property. He doesn't know that they will necessarily be looking up at this retaining wall. Mrs. TenCate noted that they are keeping as many trees as they can. They located the house so they can save two trees in the front. They want to save the trees behind the wall, even the small trees. Mr. Azzolina noted that he would look at these things in the field and he has not had the opportunity to do so. The six foot elevation is on the back of the wall and it would appear to be almost level on the house side of the wall. They will need design calculations for the wall. Mr. Galdi suggested terracing the wall to two three foot walls and then you wouldn't have that big drop. He feels that it is safer and would look better. He noted that they are already coming back 10 feet from the property line so it wouldn't be a problem to terrace it.

Mr. Azzolina will look at it and will advise the Board what he thinks. He noted that the code permits a retaining wall within 25 feet of the rear property line. The height of the wall is permitted by code. Mrs. TenCate noted that she would put bushes that are six feet high if she had to so they would see green instead of the wall. She also noted that there is actually more than 10 feet to the property line at some points of the wall. Councilman Brennan pointed out that if they have small kids, they would need a fence on top of the wall as well. Mr. Azzolina noted that he would have a detailed review for the next meeting.

Old Business

None.

New Business

None.

Other Business

None.

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

The next four regular Planning Board meetings are scheduled for Tuesday, June 23, July 14, July 28, and August 11, 2009, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary