

MINUTES

CRESSKILL PLANNING BOARD

SEPTEMBER 22, 2009

Mr. Vaccaro called the meeting to order at 7:37 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, Mr. Vieni, Mr. Laurita and Mrs. Schultz. Also present was Mr. Paul Azzolina, Borough Engineer, Mr. Vincent Salvatore, Borough Attorney and Mr. Steven Schuster, Board Attorney.

Mr. Galdi made a motion to approve the minutes of the September 8, 2009, meeting. The motion was seconded by Mr. Laurita. All present were in favor of the motion. Motion approved.

Correspondence

Notice regarding Planning and Zoning Board mandatory training programs. Mr. Vaccaro noted that all members have already taken the course.

Subdivision Committee

Nothing to report.

Report from the Borough Engineer's Office

On the Katiralefar Application #1384, 104 Huyler Landing Road, Mr. Azzolina has been waiting for architectural drawings. He spoke to their engineer this morning. The owner is in the process of redesigning the site. His original house design was too costly so they are basically on hold. He is awaiting a completely revised submission for this application.

Mr. Azzolina noted that he has had a chance to review the architectural drawings received for Application #1386M, 1387 and 1388, Allen Street. After looking at them closely, he had misreported that they needed an FAR variance. They do not. Using the correct lot area, they are just under the permitted 39%. The site plans are accurate as presented as well as the subdivision drawing. He recommends that this application be scheduled for a Public Hearing. Mayor Romeo noted that they are taking a 60 and a 40 and making two 50s and he is coming in with a site plan for the position of the houses. Mr. Azzolina stated that he has actually fully engineered the site. He has architectural drawings of the actual homes to be built as opposed to rectangles shown on the drawings. He is coming in for subdivision and two site plan approvals. Obviously the site plans are contingent on a favorable action by the Board relative to the subdivision.

Mr. Galdi made a motion to schedule the Public Hearing for October 27, 2009, seconded by Mr. Vieni. All present were in favor. Motion approved.

Old Business

None.

New Business

None.

Other Business

None.

Motion was made by Mr. Galdi to adjourn the meeting at 7:43 PM, seconded by Mrs. Schultz. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for Tuesday, October 13, October 27, November 10, and November 24, 2009, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary