

# **MINUTES**

## **CRESSKILL PLANNING BOARD**

**NOVEMBER 10, 2009**

Mr. Vaccaro called the meeting to order at 7:43 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

Members present at roll call: Mayor Romeo, Mr. Vaccaro, Ms. Bauer, Mr. Galdi, Mr. Morgan, Mr. Mozur, Ms. Tsigounis, Mr. Laurita and Mrs. Schultz. 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 October 27, 2009, meeting. The motion was seconded by Mr. Morgan. All present were in favor of the motion. Motion approved.

\*\*\*\*

### **Correspondence**

Two notices from the Bergen County Department of Planning and Economic development regarding the Visioning Workshop for the Bergen County Master Plan, to be held on November 14, 2009 at Northern Valley Regional High School at Demarest.

\*\*\*\*

### **Subdivision Committee**

Ms. Tsigounis noted that no new applications were received.

\*\*\*\*

### **Report from the Borough Engineer's Office**

Mr. Azzolina noted that he has made a preliminary review of Application #1390, 52 Westervelt Place, Greg Hagopian. The zoning table indicates no variances other than the existing non-conforming lot width. He noted that about four or five years ago, the other lot that was created per the subdivision was developed. The only variance is the existing non-conformity related to the lot width, which is 75 feet versus the 100 feet that is required in the zone. Basically, the way it was treated four years ago was, as any application typically is, we gave an informal site plan review, but there is no public hearing on the matter. He is leaving it up to the Board if it wants to treat this in the same manner. Both applications did not require any variances other than the lot width. The FAR conforms, the building coverage conforms, the side yard setbacks conform, so the only determination he needs is if the Board feels, pending his final review, that that is an acceptable approval or if the Board will require a Public Hearing.

Mr. Galdi stated that you can't change it now. As long as everything conforms we would not need a public hearing. Mr. Azzolina noted that the size of the lot is oversized. It is 11,280 square feet in area, where 10,000 square feet is required in the zone. It has more depth. The lot is 150 feet deep. Mr. Azzolina noted that the determination made four years ago was that no Public Hearing was required for the lot frontage. The subdivision was created in 1980. Mr. Schuster agreed that under normal circumstances he doesn't need a Public Hearing,

unless there is going to be other variances on the house. Mr. Azzolina noted that according to the zoning schedule there are no other variances required. Mr. Schuster noted that he has the variance already for the lot frontage so he doesn't need one. Mr. Azzolina stated that he didn't receive the architectural drawings yet so he is not able to comment on that aspect of the plan yet, and that is the one piece of information that he does need to make his final review.

\*\*\*\*

**Old Business**

None.

\*\*\*\*

**New Business**

Mr. Vaccaro noted that we received a letter of confirmation about Green Acres stating that they owe us \$400,000 and it has been approved. He also got a notice stating that they are getting another \$200,000 to finish up the walking track and to start on the basketball courts.

\*\*\*\*

**Other Business**

Resolution for Application #1389, 180, 188 & 198 Truman Drive, Rio Vista LLC was introduced by Mr. Morgan, seconded by Mr. Mozur. On Roll Call: Mr. Vaccaro, Ms. Bauer, Mr. Morgan, Mr. Mozur and Ms. Tsigounis all voted yes. Councilman Brennan was absent. Motion Approved. The original resolution shall become a permanent part of these minutes.

Resolution for Green Acres Open Space and Recreation Plan was introduced by Mr. Morgan, seconded by Mr. Mozur. On Roll Call: Mayor Romeo, Mr. Vaccaro, Ms. Bauer, Mr. Galdi, Mr. Morgan, Mr. Mozur, Ms. Tsigounis and Mrs. Schultz all voted yes. Councilman Brennan was absent. Motion approved. The original resolution shall become a permanent part of these minutes.

\*\*\*\*

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

\*\*\*\*

Motion was made by Mr. Galdi to adjourn the meeting at 8:00 PM, seconded by Mrs. Schultz. All present were in favor. Motion approved.

\*\*\*\*

The next four regular Planning Board meetings are scheduled for Tuesday, November 24, December 8, December 22, 2009, and January 12, 2010, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo  
Recording Secretary