

MINUTES

CRESSKILL PLANNING BOARD

DECEMBER 22, 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, Mr. Galdi, Ms. Tsigounis, Mr. Laurita and Mrs. Schultz. Mr. Vieni arrived at 7:41 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 December 8, 2009, meeting. The motion was seconded by Mr. Laurita. All present were in favor of the motion. Motion approved.

Correspondence

Letter from Mr. Paul Azzolina regarding the final Plat for Application #1316M, 17 & 20 Lambs Lane, Mr. Ferolie and Mr. Kislevitz. Mr. Azzolina noted that the plat was signed at the last meeting. File.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, sending Mr. Satish Vattimilli, Cresskill Pharmacy, 2 Union Avenue, to this Board for approval of two scrolling electric signs, one in the front and one in the rear advertising the pharmacy, its products and the availability of the H1N1 vaccine. Mayor Romeo pointed out to Mr. and Mrs. Vattimilli that the signs are illegal. They were not aware that the signs were illegal and that they needed approval for the signs. Mayor Romeo explained that we do not allow moving signs and we don't allow a red sign within 75 feet of a red light. He asked if they could rework the signs with different colors and stop the movement of the signs. Mr. and Mrs. Vattimilli noted that they could do that.

Mayor Romeo noted that we agreed with the other sign that they could change the message every two hours but it could not be moving constantly. Also they have to stay away from green and red colors because they are near the traffic light. They were informed to have it changed and come in to see Mr. Vaccaro and have him look at it. The Board was in agreement.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, sending Rio Vista Realty, LLC, 47 Rio Vista Drive, to this Board for approval to construct a new single-family residence. No application has been received. File.

Subdivision Committee

Ms. Tsigounis noted that no new applications were received.

Report from the Borough Engineer's Office

Mr. Azzolina noted that Application #1391, Nancy Radovich, 388 11th Street, has been reviewed. He had a discussion with the applicant's architect and asked them to provide him with the floor area so he can confirm the FAR as represented on the site plan. One of the larger issues that they discussed is the orientation of the house. There is an existing home on the lot which fronts on 11th Street (on the southerly portion of 11th Street). They are proposing to demolish that house and replace it with a new house. He showed the preliminary architectural drawings for that house. The front of the house would be at the southerly elevation of 11th Street with a side-loading garage. He pointed out the rear and the side elevations. The way the plan is presented, they are identifying the one setback as the rear yard of the property. He doesn't view it that way. It is a corner lot so they have two front-yard set backs on 11th Street. He pointed out where the front door is and showed that the true rear yard would be opposite the front door. On a corner lot you are going to have a rear yard and a side yard. Because of the way the applicant is depicting the rear yard and side yard, they will need a variance. Mr. Azzolina doesn't believe they need a variance. He believes that the rear yard and side yard are incorrectly identified and they wouldn't need a variance if the true rear yard is opposite the front door.

Mayor Romeo asked about the sight line coming around the curve. Mr. Azzolina noted that he was concerned with the driveway location because of that sight line. It is all very open there and people are driving at a slow rate of speed because of the curve and the narrowness of the street, and he would establish sight triangles there to make sure that nothing is planted in that area.

Mr. Azzolina is waiting on the architect's confirmation on the floor areas to confirm the FAR. It has a very large garage. The lot is 16,180 square feet. It has greater than 100 feet of frontage so it doesn't have to conform to the reduced lot area requirements for narrower lots. It is 154 feet deep. It is a fairly large house for the neighborhood but it complies with the zoning requirements. Once he confirms the FAR, he would make the recommendation, subject to that confirmation, that this plan be approved. The Board wanted to wait until the next meeting to make sure that everything conforms.

Mr. Azzolina noted that Application #1392, 234 Vaccaro Drive, Kulick Development, was reviewed and they are in fact proposing a six-foot high retaining wall. At least a portion of the retaining wall will be greater than six feet high. They don't define the exact limits. It varies in height from two feet and tapers up to four feet then six feet then tapers down to two feet at the other end. They need a six foot high retaining wall because of the way they chose to develop this property. We brought this to their attention when they submitted this plan originally. They were in a rush to get going so they deleted this portion of the plan (the front auto courtyard), with the understanding that they would have to come back for variance relief if they were going to go through with this. He stated that the owner does in fact wish to have this. The house is situated on the property, which is a corner lot, so it has some constraints with the size of the dwelling. It is a large house. Mr. Galdi asked why it couldn't be a terraced wall. Mr. Azzolina explained that because of the size of the courtyard, this wall is five feet from the property line, so they don't have the room to terrace. The only option they would have would be to make the courtyard smaller, which typically you need a large area so you can make a turn. Mr. Galdi thinks that a terraced wall would look better, especially on a corner.

Mr. Vieni asked about the impervious. Mr. Azzolina noted that they will verify the impervious but according to their calculations, they are at 30.73% where 35% is permitted. The courtyard is assumedly made of pavers. They do have a drainage system designed for the driveway area. There are two seepage pits in the front and they will control the water as necessary, but they do, in fact, need that variance if the Board is willing to grant it so they will have to have a hearing on it. This plan is ready for consideration and a hearing.

Mr. Galdi made a motion to schedule a Public Hearing for January 26, 2010. The motion was seconded by Mrs. Schultz. All present were in favor. Motion approved. Letter sent to Kulick Development informing them of the Public Hearing date.

Old Business

None.

New Business

None.

Other Business

Resolution for Application #1386M, 37 &41 Allen Street, 37 Allen Street, LLC, Alfonso & Sandra Diaspara, was introduced by Mr. Vaccaro, seconded by Mr. Galdi. On Roll Call: Mayor Romeo, Mr. Vaccaro, Mr. Galdi, Ms. Tsigounis, Mr. Vieni and Mr. Laurita all voted yes. Ms. Bauer, Mr. Morgan and Mr. Mozur were absent. Motion approved. The original resolution shall become a permanent part of these minutes.

Resolution for Application #1387, 37 Allen Street, 37 Allen Street, LLC, was introduced by Mr. Laurita and seconded by Mr. Galdi. On Roll Call: Mayor Romeo, Mr. Vaccaro, Mr. Galdi, Ms. Tsigounis, Mr. Vieni and Mr. Laurita all voted yes. Ms. Bauer, Mr. Morgan and Mr. Mozur were absent. Motion approved. The original resolution shall become a permanent part of these minutes.

Resolution for Application #1388, 41 Allen Street, Alfonso & Sandra Diaspara, was introduced by Mr. Galdi, seconded by Mr. Laurita. On Roll Call: Mayor Romeo, Mr. Vaccaro, Mr. Galdi, Ms. Tsigounis, Mr. Vieni and Mr. Laurita all voted yes. Ms. Bauer, Mr. Morgan and Mr. Mozur were 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. Vieni to adjourn the meeting at 8:12 PM, seconded by Mrs. Schultz. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for Tuesday, January 12, January 26, February 9, and February 23, 2010, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary