

# **MINUTES**

## **CRESSKILL PLANNING BOARD**

**April 26, 2011**

Mr. Vaccaro called the meeting to order at 7:39 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, Ms. Bauer, Mr. Galdi, Mr. Morgan, Mr. Vieni and Mr. Laurita. Also present were Mr. Paul Azzolina, Borough Engineer and Mr. Steven Schuster, Board Attorney.

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Mr. Galdi made a motion to approve the minutes of the April 12, 2011, meeting. The motion was seconded by Mr. Laurita. All present were in favor of the motion. Motion approved.

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### **Correspondence**

Coupons from Maggiano's restaurant at the Riverside Square Mall. Mr. Vieni distributed them to the Board members.

Letter from Mr. Francis A. Reiner, 59 Carlton Terrace, Cresskill, thanking the Board for allowing him the opportunity to speak at the last meeting regarding potential street and open space programs for the Borough. The letter outlines his suggestions for Brookside Avenue by Bryan School. Copy to everyone. File.

Mr. Reiner has agreed to be appointed to the Shade Tree Commission. Ms. Bauer and Councilwoman Tsigounis both agree that the Shade Tree Commission and the Environmental Commission should be combined because the Shade Tree Commission would be too small and they would be more effective as one. Mr. Galdi agreed.

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### **Subdivision Committee**

Councilwoman Tsigounis had nothing new to report.

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

Mr. Azzolina noted that he reviewed Application #1408, 16 Emerson Street, Mr. Lucibello and prepared a memo dated April 12, 2011. Mr. Lucibello was not present, but sent Mr. Franco Rauseo to represent him. He is the owner of the development company that will be building the home. Mr. Azzolina stated that there are several issues that need to be addressed. He has not received revised plans addressing the issues.

Mr. Rauseo wasn't aware that there were so many issues that need to be addressed. The consent with the Siraldi's he knows is in place. The easements and the other questions would have to be answered by the engineering firm that did the design. Mr. Azzolina noted that the memo went to the engineer and to

Mr. Lucibello. He stated that some of the concerns that were discussed at the last meeting were relative to the driveway construction, which is pervious concrete. He asked Mr. Rauseo the thought behind putting the driveway in that location and with that dimension. The dimension is approximately a 24 foot back-out dimension from the garage. Mr. Rauseo asked if the issue was that the driveway doesn't meet the setback or that he wants to use pervious concrete to bypass the coverage issue. Mr. Azzolina noted that there is the coverage aspect of it, if you didn't take the 40% voids credit that you are taking, you would need an impervious coverage variance. Mayor Romeo asked by how much. Mr. Azzolina believed it is about 2%. That is also based on the driveway configuration as shown. He is not saying that you couldn't get a vehicle in and out of the garage, but it would probably take you, with a larger vehicle, a couple of turns to do it. The Borough doesn't have any specific standards as to what the dimension needs to be but the standard engineering practice is something in the 26-30 foot range.

Mr. Rauseo noted that it would kill the value of the property to put the garage in the front. Mr. Azzolina noted that that is an option and "killing" it is a relative term. Mr. Rauseo stated that they already spent a lot of money on the plans and they don't want to change them if they don't need to. Also, if it is not an ordinance, it is really up to the people buying the house whether they are going to accept pulling in and out of the garage, or even parking their car in the garage. Mr. Azzolina noted that it would be up to the Board and if they agree with him.

Mr. Laurita asked if it was a danger. Mr. Azzolina doesn't see it as a danger. You are operating at a very slow rate of speed. Mr. Galdi asked about the pavers and the run off. After a couple of years and silt gets in there, what will happen? Mr. Azzolina noted that it does need to be maintained. Mr. Laurita stated that if he has these questions, he wouldn't approve it until Mr. Lucibello is here. Mr. Azzolina noted that the plans as presented are not ready. Mayor Romeo noted that both the engineer and Mr. Lucibello should both be present at a meeting. Mr. Rauseo stated that the concrete just needs regular maintenance to maintain. Mr. Galdi thinks that there is some benefit when it is first put in.

Mayor Romeo asked if the driveway would be the same size no matter what it was constructed of. Mr. Rauseo stated that it would. If the house was smaller it would change the coverage issue and they could make the driveway macadam or pavers and not pervious. The only way to really shrink it is to put the garage in the front of the house. Mr. Galdi noted that you would have less driveway and less run off if it was in the front of the house. Mr. Rauseo feels that it would hurt the value of the property. He doesn't know how this municipality feels, but in others that he has been in, the pervious concrete hasn't been really objected to. He saw it in a concrete convention a few years ago. Now municipalities are starting to use it for streets where they have drainage problems. It completely eliminates the sand out of the mixture so it has the same strength that regular concrete has. Mr. Vieni asked what happens when those holes get filled in. Mr. Rauseo noted that they will get filled in with leaves and moss and he stated that you just hose it off or pressure wash it off like you would maintain any other paver.

Councilwoman Tsigounis stated that the reason for impervious coverage is to build a house. It all goes back to why impervious coverage was created and it is probably because the house footprint is too large. So in other words, don't skirt the issue and put it on to the driveway. The zoning regulations were created so that the house footprint fits more appropriately to the site. The issue is you are putting the impervious onto the driveway. The driveway is a driveway. She thinks the size of the house is the problem. Ms. Bauer asked why he thought putting the garage in the front would devalue the house. Mr. Rauseo noted that if you looked at comps in real estate and how they sell, people prefer the garage on the side. Ms. Bauer noted that a lot of new houses have them in front. Mr. Galdi agreed. Mr. Vieni asked why the house width couldn't be reduced by two feet. Mr. Galdi said there are so many things that could be done to make this fit. He asked if they did any test borings to see what the porosity of the soil is underneath. Mr. Rauseo said that if that is going to be a condition of approval, they will do it. Mr. Galdi noted that it would have to be done if they are basing it on the subsurface of that to go through the crevices and get down into the soil.

Councilwoman Tsigounis asked if they had any hardships. Mr. Rauseo said they didn't have any hardships. Mr. Vieni agreed that if the ground beneath the driveway doesn't absorb any water, it is going to fill up anyhow and there are going to be major problems. Mr. Galdi agreed. Mr. Rauseo noted that if he shrank the house two feet and made the driveway the regular size, you will have more runoff on the property than with what they are using. Mr. Galdi noted that they have to deal with that and show how

they are going to pick that water up. Mr. Rauseo noted that they are putting in a seepage pit. The pervious concrete will reduce some percentage of what a regular paver driveway or asphalt driveway would do, even if they reduce the house. Mr. Galdi stated that they would spend money on the subsurface of the driveway, by making sure you have the porosity you need to take it. You have to have zero runoff. Mr. Rauseo noted that they are not doing it to prevent runoff, they are doing it to meet the lot coverage requirement.

Mr. Rauseo will take the 17 points in the memo that Mr. Azzolina prepared to the engineer and Mr. Lucibello and deal with them. Mr. Rauseo noted that he is sure that Mr. Lucibello has the documentation needed to build the house. The Siraldi's still own the property. That documentation needs to be submitted to the Board Attorney. Mr. Vaccaro stated that the plan needs to be corrected to meet the items in Mr. Azzolina's memo. Mr. Rauseo wants to do it just once and not waste time. He will work with the engineer and Mr. Lucibello and Mr. Azzolina to resolve the issues. He wants to do it right the first time. The first thing he needs to do is provide the documentation showing he has the right to develop the property.

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**Old Business**

None.

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**New Business**

None.

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**Other Business**

None.

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Mr. Laurita made a motion to go into Closed Session at 8:06 PM. The motion was seconded by Mr. Vieni. All present were in favor. Motion approved.

Mr. Galdi made a motion to close the Closed Session at 8:31 PM. The motion was seconded by Mr. Vieni. All present were in favor. Motion approved.

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Motion was made by Mr. Morgan to adjourn the meeting at 8:32 PM, seconded by Mr. Galdi. All present were in favor. Motion approved.

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The next four regular Planning Board meetings are scheduled for May 10, May 24, June 14, and June 28, 2011 at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo  
Recording Secretary