

MINUTES

CRESSKILL PLANNING BOARD

October 11, 2011

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, Councilwoman Tsigounis, Mr. Vaccaro, Mr. Galdi, Mr. Morgan, Mr. Vieni, Mr. Laurita and Mrs. Schultz. Ms. Bauer arrived at 7:42 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 September 27, 2011, meeting. The motion was seconded by Mr. Laurita. All present were in favor of the motion. Motion approved.

Correspondence

Two vouchers from Hakim Associates for services rendered, one regarding the Environmental Resource Inventory for the period September 1 through September 30, 2011, in the amount of \$7,422.50 and the other for Borough Planning for the same period in the amount of \$130.00.

Mayor Romeo noted that the voucher for the Environmental Resource Inventory is supposed to be covered by the grant. He is not supposed to have exceeded the grant. This is for ANJEC. Mr. Hakim wrote the grant so he knows what it is. Mr. Vaccaro suggested forwarding this voucher to the Environmental Commission because that is where this belongs. Mr. Vieni withdrew this voucher.

The second voucher for Borough Planning Consulting is in the amount of \$130.00. Mr. Vieni made a motion to approve, seconded by Mrs. Schultz. All present were in favor. Motion approved.

Mr. Vieni restated that he withdraw the voucher in the amount of \$7,422.50 from Hakim Associates.

Voucher from Mr. Steven V. Schuster for services rendered relative to the Cresskill Planning Board for the month of September 2011 in the amount of \$1,508.08 and for services rendered relative to Application #1410 in the amount of \$826.20. Mr. Vieni made a motion to approve, seconded by Mrs. Schultz. All present were in favor. Motion approved.

Letter from Mr. Azzolina to the Mayor and Council regarding the Farmhouse Café, 15 Madison Avenue. The letter lists the performance guaranty and professional services escrow amounts. Mr. Azzolina noted that these figures were plugged into the Developer's Agreement. This is just for information. File.

Subdivision Committee

Councilwoman Tsigounis had nothing new to report.

Report from the Borough Engineer's Office

Mr. Azzolina noted that Application #1414, 158 Truman Drive, Abigail Alvarez, is currently under review.

Application #1416M, 338 11th Street, the DeCarlo major subdivision, which is a minor subdivision in that it creates two lots, but we have a section in the code that says if there are any variances, that would cause it to be deemed a major subdivision. He has reviewed the plans and they are substantially complete as presented. He recommends that the Board schedule a Public Hearing. Mr. Azzolina stated that at the last meeting this Board agreed to allow him to schedule that Public Hearing for October 25, subject to a favorable report from him. The plans that were submitted comply with the requirements.

Mr. Morgan asked about the storm drains. Mr. Azzolina noted that they are showing a proposed connection that they are going to confirm that the downstream system can accommodate that additional water. He is working on that with the DPW. The design works, subject to the downstream piping system accommodating it. Mayor Romeo noted that he has asked for relief or help with the material and they have agreed to that. We will supply the material and Mr. DeCarlo will do all the labor. Mr. Azzolina hasn't heard any specific proposals, but he assumes that will be part of the petition to this Board as well as to the Mayor and Council. Mayor Romeo has no problem with helping him out with the material because when this is all said and done, this will be a real boon to that area. Mr. Vieni agreed that it is a town improvement.

Mr. Morgan still questioned the fact that 12th Street is still a problem as far as the excess water. He wanted to know if that has been checked out. Twelfth Street is not a real dry area. Mr. Azzolina stated that it is the northerly section of 12th Street, north of Lexington. There is an 18" concrete pipe in that roadway that should be able to handle this additional volume of water. He is not sure exactly its vertical alignment based on some old mapping that he has from the 1970s when they had actually done some improvement on that roadway. It shows a very unusual alignment to the pipe vertically. That is why he thinks it is wise to put a camera in the line to make sure that it is OK.

Mayor Romeo asked specifically how it is going to go, if it was going to go down 11th, make a left at Lexington and then make a right on 12th. Mr. Azzolina noted that that was correct. He stated that at 12th Street, before it reaches Grant, it makes a 90° bend through a side yard area of a house that Mr. DeCarlo built a couple years ago, which has an easement in the side yard, and that connects down to 11th Street and then it makes another 90° bend which takes it out to Grant where there is a larger pipe system, a 42" pipe, going down to the Brook. Mr. Morgan asked if Concord had a tie-in down there. Mr. Azzolina was not aware of any. Mayor Romeo noted that this should not affect the corner at 12th Street because it is all underground.

Mr. Galdi asked about any catch basin along the curb lines to pick up any water flow. Mr. Azzolina noted that that is not the problem. The problem is that there are existing leeching inlets, where you have that sandstone type of soil there, which doesn't have much percability. This should solve that problem. He is going to run a 15" pipe down to Lexington, then up to 12th Street. Mayor Romeo asked if there was a pipe coming down 12th Street from Madison. Mr. Azzolina noted that there wasn't.

Application #1412, 265 Piermont Road, Jacob Vivat, is incomplete. Mr. Azzolina did a memo dated October 11, 2011. There are a number of items that are deficient with the application. He spoke with their attorney and engineer. Basically they are proposing to develop within the flood plain. To him the bigger issue is the DEP applications that are going to be required in order to do this project. As was discussed at a prior meeting, under Item #13, he advised him that the Board had previously stated that they feel that individual permits should be in place before it considers hearing the application. There were also a number of things that were missing from the plan, all of which are set forth in the memorandum.

Regarding Application #1408, 16 Emerson Street, Mr. Marty Lucibello, Mr. Azzolina stated that he received, via e-mail today, revised drawings for this project. Mr. Lucibello was present. The plans address the comments of his office. He basically revised the drainage system, it has an overflow to the existing system that is in Emerson Street, added a seepage pit in the back yard to catch the runoff from

the driveway area. He is proposing a footprint of 1,765 square feet and will design a house to fit that footprint and comply with the FAR. The only thing he would say is, subject to his final review of the architectural drawings once they are finalized, he would recommend that this plan be considered for approval at this time. The only deviation is the five foot offset at the driveway where 10 feet is required by our site plan ordinance. He is recognizing that to be a waiver condition that this Board has, in the past, granted applicants.

Mr. Lucibello had a drawing of the house that he showed the Board. He noted that the house will be a little smaller than this drawing. Mr. Azzolina noted that he doesn't need any variances so long as the Board recognizes the driveway as a waiver, which has been the past practice. Mayor Romeo requested that Mr. Lucibello but some bushes by the driveway. Mr. Lucibello agreed to put some bushes there.

Mr. Lucibello asked if he could at least get the foundation in because he has been getting calls about water getting into the old foundation that he left there. He wants to remove that and put in the new foundation. Mr. Azzolina stated that he has to bring in architectural drawings that will fit on the foundation that is on the plan. Mr. Lucibello is aware of that. Mr. Azzolina recommends that the Board approve this plan. Mr. Morgan made a motion to approve, seconded by Mrs. Schultz. All present were in favor. One copy of the plan was signed with the approval memo. Copy to the Building Department. An additional copy will be signed at a later date.

Mr. Azzolina noted that Application #1414, 33 Crest Drive North, Parvis Roubeni, has revised their plans. Mr. Roubeni was present. Mr. Azzolina noted that he prepared a memo and Mr. Roubeni had an engineer prepare a site plan which he distributed tonight. Mr. Azzolina stated that he has not had a chance to review them. He noted that if there is anything major in his review, he will talk to Mr. Roubeni's engineer. Mr. Roubeni was advised to appear at the next meeting to see if the plan is deemed complete and if a Public Hearing can be scheduled.

Old Business

None.

New Business

None.

Other Business

None.

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 8:04 PM, seconded by Mr. Galdi. All present were in favor. Motion approved.

Cresskill Planning Board Minutes, October 11, 2011

The next four regular Planning Board meetings are scheduled for October 25, November 8, November 22, and December 13, 2011 at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary