

MINUTES

CRESSKILL PLANNING BOARD

OCTOBER 14, 2014

Mr. Vaccaro opened the meeting at 7:40 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, and Mr. Calder. Also present were Mr. Azzolina, Borough Engineer, and Mr. Steven Schuster, Board Attorney.

Mr. Galdi made a motion to approve the minutes of the September 23, 2014, meeting. The motion was seconded by Mr. Calder. All present were in favor of the motion. Motion approved.

Correspondence

Application for Soil Erosion and Sediment Control Plan Certification for 87 Monroe Avenue, Application #1453, Oded and Limor Kovar. Copy to Mr. Schuster. File.

Application for Soil Erosion and Sediment Control Plan Certification for 221 Brookside Avenue, Application #1454, Lumaj Builders, LLC. Copy to Mr. Schuster. File.

Notice of Public Hearing from Elliot W. Urdang, Esq., Attorney for 49 Atwood Avenue, LLC, stating that there will be a public hearing held on October 22, 2014, at 8:00 PM in the Borough of Tenafly for 49 Atwood Avenue. File.

Letter from the County of Bergen, Department of Planning and Economic Development, dated October 6, 2014, regarding Application #1448M, Frank Girman, 80 Morningside Avenue, stating that they are in receipt of the Development Review Application for this application.

Letter from the County of Bergen, Department of Planning and Economic Development, dated October 6, 2014, regarding Application #1449M, Richard Baretta, Jr., 74 Park Avenue, stating that they are in receipt of the Development Review Application for this application.

Notice from Ms. Barbara Nasuto, Borough Clerk, requesting recommendations for 2015 appointments for the Planning Board. Both Carolyn Schultz and Jeffrey Calder will be recommended for reappointment. Memo to Ms. Nasuto stating the Board's wishes.

Vouchers from Mr. Schuster for services rendered relative to the R&J, LLC Application #1450 in the amount of \$1,483.30, for services rendered relative to the Barretta Application #1449M in the amount of \$1,727.80 and for services relative to the September 2014 Planning Board meeting in the amount of \$1,491.48. Ms. Bauer made a motion to approve, seconded by Mr. Calder. All present were in favor. Motion approved.

There is a meeting scheduled for November 11, Veteran's Day. The Borough Hall is closed that day. It was decided to keep the meeting scheduled for now and wait to see if there is any business that will need to be taken care of. If not, the meeting can be cancelled.

Subdivision Committee

Councilwoman Tsigounis had one revised Application #1452, Mr. Mamo. Mr. Azzolina noted that he did not make comments on it. That was his initial submittal in response to his oral comments. They have reviewed that plan and he recommends that the Board approve the plan at this time. Mr. Galdi asked if he was satisfied with the drainage at this time. Mr. Azzolina noted that his is providing a single 1,000 gallon seepage tank which will be adequate to handle the runoff from the roof. There is no drainage system immediately in the road. It is a relatively flat lot. There was an existing house on the property. There are no water problems that he is aware of in the neighborhood. He doesn't think there are any major issues associated with the plan. There are no variances required. He has an oversized lot. The FAR is not indicated on the engineering site plan, but it is on the architect's plan. Mr. Galdi made a motion to approve, seconded by Mr. Calder. All present were in favor. Motion approved.

Report from the Borough Engineer's Office

Mr. Azzolina noted that they are currently reviewing Application #1454, Lumaj Builders, LLC, 221 Brookside Avenue. They have done a preliminary review on it. He will be in contact with the applicant and engineer regarding that plan. Mr. Angelo O'Nello of O'Nello Engineering was present. They have secured their Soil Erosion and Sediment Control Plan Certification from the DEP. Mr. Azzolina noted that there are no variances required per their preliminary review. They did have some questions on the plan relative to the information that is presented on the architect's plan versus the engineer's plan. He needs to do a final review, which he will do later this week. Mr. O'Nello noted that there is a typo on the plan that they are aware of that will be corrected. The building coverage will be 20%.

Mr. Azzolina stated that he has not had the chance to review the plan himself. An associate engineer reviewed the application, but he no longer works for him so he needs to get up to speed on the application himself and he will be in contact with the engineer. Mr. O'Nello asked if they could do an approval subject to. The Board preferred to give Mr. Azzolina the two weeks to review it and contact the engineer with any revisions that need to be made.

Mr. Azzolina asked about the Kovar Application #1453, 87 Monroe Avenue. They received the Bergen County Soil Conservation approval. Mr. O'Nello revised the plan as per Mr. Azzolina's memo and presented Mr. Azzolina with two copies. Mr. Azzolina will review the revised plan and have his comments in two weeks.

New Business

None.

Old Business

None.

Other Business

None.

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 7:59 PM, seconded by Mr. Calder. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for October 28, November 11, November 25, and December 9, 2014, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary