

MINUTES

CRESSKILL PLANNING BOARD

DECEMBER 10, 2013

Mr. Vaccaro opened the meeting 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, Ms. Bauer, Mr. Morgan, Mr. Vieni, Mr. Calder and Mr. Ulshoefer. Also present were Mr. Azzolina, Borough Engineer, and Mr. Steven Schuster, Board Attorney.

Mr. Morgan made a motion to approve the minutes of the November 26, 2013, 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 289 Brookside Avenue, Brookside Avenue, LLC, Application #1439. File.

Vouchers from Mr. Steven Schuster for the following: services rendered for the month of March 2013 in the amount of \$1,132.63, services rendered for the month of April 2013 in the amount of \$1,100.83, services rendered for the month of May in the amount of \$1,513.63, services rendered for the month of June in the amount of \$1,434.13, services rendered for the month of July 2013 in the amount of \$1,545.43, and services rendered for the month of August 2013 in the amount of \$1,672.63. Mayor Romeo made a motion to approve, seconded by Mr. Calder. All present were in favor. Motion approved.

Notice from the Borough of Dumont regarding a special joint public meeting between the Land Use Board of the Borough of Dumont and the Dumont Borough Council on December 17, 2013, to consider the adoption of a Third Round Housing Element and Fair Share Plan for inclusion in the Borough of Dumont Master Plan. File.

Notice from the Borough of Tenafly regarding a Public Hearing scheduled on December 11, 2013 for 49 Atwood Avenue. The applicant is seeking variances/waives for minimum front yard setback, minimum rear yard setback and any other such variances, waivers and/or exceptions, which may be necessary to effectuate the plans submitted or any modification thereof which may be authorized by the Board. File.

Letter of Introduction from Mr. Edward M. Rossi, dated November 22, 2013, sending Mr. Chad Rubin of Crucial Vacuum Inc. to this Board for approval. He is seeking to occupy 39 Broadway to open his business which is dedicated to supporting his on-line business. He sells vacuum filters and bags and other parts on the internet. Mr. Rubin was present. He noted that he has five employees and they manufacturer vacuum bags and filters overseas and sell them on the internet. They cut out the middleman. They will just have office space. They will have 1450 square feet. Mr. Morgan made a motion to approve, seconded by Mr. Calder. All present were in favor. Motion approved. Approval letter sent to Mr. Rubin stating the Board's approval.

Subdivision Committee

Councilwoman Tsigounis reported that Application #1440M, 400 Eleventh Street, Ramapo Developers, LLC, was received on November 27, 2013, and is currently under review.

Report from the Borough Engineer's Office

Mr. Azzolina stated that he received the plans for Application #1440M. He doesn't have anything to report on this. It is currently under review. This is a subdivision on 11th Street that was previously discussed across from the church. The applicant is Ramapo Developers, LLC. He will report at the next meeting and if it is deemed complete, it can be scheduled for a hearing at the following meeting.

Application #1435, 182 Madison Avenue, Jane Lee, has a long history. Mr. Azzolina spoke with Ms. Lee's engineer this morning. Currently the plan will require an impervious coverage variance, but he had a discussion with him that they will revise. Ms. Lee was aware of that discussion. She is also aware that if they don't reduce the impervious coverage, she will need a variance and a Public Hearing will be required. There is a deck in the back of the property with steps that are included in the calculation and they had to add a turn-around as required along the County road. The turn-around is included on this plan. It was explained to Ms. Lee that if she reduces the impervious coverage she wouldn't need a Public Hearing, which would save time and money. Mr. Azzolina noted that it comes to about 180 square feet.

Mr. Azzolina explained that if they revise the plan and eliminate the impervious coverage variance, he can approve it and get it signed at the next meeting, which is in January. He also mentioned to the engineer that the overflow connections for the drain system will have to be installed in one form or another. He requested that the engineer speak to the architect and have them both revise their plans so that they comply with one another and get them to him for his final review.

Mr. Azzolina mentioned Application #1439, the Katznelson application, 289 Brookside Avenue, for which he distributed a memo at the last meeting enumerating certain incompleteness in the plan. The memo was dated November 26, 2013. He hasn't received revised plans. He did receive today from the engineer a drainage analysis, but he hasn't received anything else. Mr. Katznelson was present. He noted that the grass strip in the driveway will remain. Mr. Azzolina was skeptical but understood why it was there, to save on the impervious coverage, since the garage was in the back of the property. He noted that there is a portion of our code that driveways have to have a permanent surface course. Mr. Katznelson noted that they can do the whole driveway in pervious pavers. He will get the plans to the Borough Hall for distribution so the entire Board has a chance to review them and will contact Mr. Azzolina if they see something they don't like.

Mr. Vaccaro opened the meeting to the public. Ms. Eileen Sico, 35 Woodland Road, wished to be heard. Her property back faces 289 Brookside Avenue and she is concerned about her retaining wall. It is not straight down it is leveled down and she wants to make sure it is not being compromised in any construction. As they looked at the plan, the old plan shows the retaining wall, but the new plan has no definitive line about the retaining wall. Mr. Vieni asked if it was her retaining wall or the applicant's retaining wall. Ms. Sico noted it was the applicant's wall, but she has very big trees on her property and if there is anything to be done, he could cause quite a problem compromising trees and damage to his own property. Mr. Katznelson stated that they are not doing anything with the retaining wall. Ms. Sico understands that but it doesn't show on the plans. The retaining wall is what she is concerned about for her property. It does show that there is a retaining wall and that they are replacing a tree. She is concerned because she has very, very large trees and if this wall is disturbed it could cause a potential

problem. Mr. Katznelson noted that they are using the existing foundation. Ms. Sico noted that she is talking about the retaining wall.

Mr. Azzolina did note the retaining wall and a bigger retaining wall in the back that is the neighbor's retaining wall rather than the applicant's retaining wall. The wall that Ms. Sico is talking about is on the applicant's property. He noted that they are not proposing any construction in that portion of the property. Mr. Schuster asked what the condition of the retaining wall was. Mr. Azzolina noted that when he did the site visit it didn't jump out at him as being in disrepair. The area of the site is a little overgrown so it is hard to get a good read on it. It is not terribly high. This plan has elevations on it that weren't on the other plan. It is only about 2 ½ - 3 feet high. It is not a huge wall. The large wall is at the rear of the property. They weren't proposing any disturbance on that portion of the property so he wasn't overly concerned with it. He thinks, ultimately, the resident will not be impacted by it, but it is clear that the limit of disturbance should be defined this way it is on the record where the construction will be. Mayor Romeo noted that we need proof that they are not going to disturb that wall. He requested to get a copy from Mr. Katznelson to that effect for Ms. Sico.

Mr. Calder made a motion to close the meeting to the public. Mr. Vieni seconded the motion. All present were in favor. Motion approved.

Old Business

None.

New Business

None.

Other Business

None.

Motion was made by Mr. Calder to adjourn the meeting at 8:17 PM, seconded by Mr. Vieni. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for January 14, January 28, February 11 and February 25, 2014, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary