

# **MINUTES**

## **CRESSKILL PLANNING BOARD**

**FEBRUARY 24, 2015**

Mr. Vaccaro opened the meeting at 7:35 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. Calder, Mr. Galdi, Mr. Morgan, Mrs. Schultz, Mr. Ulshoefer and Mr. Moss. Also present were Mr. Azzolina, Borough Engineer, and Mr. Steven Schuster, Board Attorney.

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Mr. Galdi made a motion to approve the minutes of the February 10, 2015, meeting. The motion was seconded by Mr. Morgan. All present were in favor of the motion. Motion approved.

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### **Correspondence**

Application for Soil Erosion and Sediment Control Plan Certification for 52 Grant Avenue, Eminent Properties 52, LLC, Application #1460. File.

Application for Soil Erosion and Sediment Control Plan Certification for 41 Beechwood Road, Robert and Wendy Boiardi, Application #1459. File.

Application for Soil Erosion and Sediment Control Plan Certification for 86 E. Madison Avenue, Vitali Feldman, Application #1450. File.

Letter from Price, Meese, Shulman & D'Arminio regarding the affidavit of publication of the passing of the resolution for One County Road, Willow Run on January 13, 2015, which was published in The Record on January 19, 2015, by Price, Meese, Shulman & D'Arminio. File.

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### **Subdivision Committee**

Councilwoman Tsigounis stated that a revision for Application #1458, 59 Westervelt Place, Chika LLC/Avi Oron, was received on February 13, 2015, and a revision for Application #1459, 41 Beechwood Road, Robert & Wendy Boiardi, was received on February 17, 2015 and both have been reviewed by the Borough Engineer.

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

Mr. Azzolina noted that Application #1459, 41 Beechwood Road, Robert and Wendy Bioardi, was revised February 10, 2015, and both the applicant and the builder were present. Bergen County Soil Conservation approval has also been received. They did address all the comments in his memo dated February 10, 2015, and he recommends that the Board approve the plan at this time. No variances are required. The plan is accurate and acceptable as presented. Mr. Galdi made a motion to approve, seconded by Mr. Ulshoefer. All present were in favor. Motion approved. Two plans were signed, with an approval memo. One copy with approval memo to the Building Department, one copy to the file.

Mr. Azzolina stated that Application #1458, 59 Westervelt Place, Chika LLC/Avi Oron, had the initial plan approved that did not require any variances with the house that was proposed at that time. They revisited the lot and realized that it supported a larger dwelling and still remain in conformance to the zoning ordinance so they basically added four feet to the depth of the home, increased the square footage and still remain under the FAR. We received revised architectural drawings as well as a revised site plan which is dated February 12, 2015. Once again, everything is in conformance to the zone. They had indicated, as was talked about at the prior meeting, that they were going to be responsible for the replacement of the asphalt curb across the frontage which needs to be replaced by a granite block curb as well as the sidewalks that need to be removed and replaced in kind. With that understanding that those conditions will still be continued, he would recommend that this plan be approved by the Board at this time.

Mayor Romeo asked the applicant if he was OK with these changes. The applicant stated that he was. Mr. Azzolina noted that the only thing he would caution the applicant on is that there is an in-ground pool shown on this drawing and it is not dimensioned what the setback from the house is, but there is a code requirement that it be not less than 15 feet. That should be kept in mind. He asked if they were proposing to build the pool as part of this application. Mr. Oron noted that it is just an option for the future. Mr. Morgan made a motion to approve, seconded by Mrs. Schultz. All present were in favor. Motion approved. Two plans were signed, with an approval memo. One copy with approval memo to the Building Department, one copy to the file.

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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. Vaccaro opened the meeting to the public. No public wished to be heard.

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Motion was made by Mr. Galdi to adjourn the meeting at 7:47 PM, seconded by Mr. Calder. All present were in favor. Motion approved.

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The next four regular Planning Board meetings are scheduled for March 10, March 24, April 14, and April 28, 2015, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo  
Recording Secretary