

MINUTES

CRESSKILL PLANNING BOARD

FEBRUARY 28, 2012

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, Mr. Galdi, Mr. Morgan, Mr. Vieni and Mrs. Schultz. Also present were Mr. Richard Burns (in for Mr. Paul Azzolina), Borough Engineer, and Mr. Steven Schuster, Board Attorney.

Mr. Galdi made a motion to approve the minutes of the February 14, 2012, meeting. The motion was seconded by Mr. Morgan. All present were in favor of the motion. Motion approved.

Correspondence

Pamphlet from Rutgers regarding their Spring 2012 schedule for Land Use courses for Board Members. File.

Notice regarding the 2012 Annual Land Use Symposium at Bergen Community College. Councilwoman Tsigounis stated that she was probably going to go to that. She was given the registration form.

NJPO Achievement in Planning Award 2012 Nomination form. The banquet is being held on Friday, May 4, 2012. File.

Letter from PSE&G regarding the PSE&G application for modified freshwater wetlands statewide general permit #2 for installation of new natural gas distribution mains in public rights-of-way. They are applying for General Permit Authorization (authorizes regulated activities, such as construction or development, in wetlands and adjacent transition areas), Cutting or Clearing of trees and/or other vegetation, and Perform installation activities of new natural gas distribution mains in public right-of-ways (ROW) within PSE&G's Natural Gas Service Area. File.

Letter from the County of Bergen, Department of Planning and Economic Development, dated February 16, 2012, regarding 388 Eleventh Street Subdivision. This letter advises that this application was reviewed and given final approval by the Bergen County Planning Board on February 15, 2012. File.

Subdivision Committee

Councilwoman Tsigounis reported that Application #1418, 450 11th Street, Martin Lucibello was received on February 16, 2012 and is currently under review.

Report from the Borough Engineer's Office

Mr. Burns noted that they have deemed Application #1418, 450 11th Street, Martin Lucibelo, complete and they recommend that the Board schedules a Public Hearing for March 13, 2012. Mr. Lucibello was present. Mr. Schuster explained to Mr. Lucibello what he is required to do. He mentioned that he should get a list of property owners within 200 feet as well as a list of utilities that should be notified. He needs an affidavit of mailing also.

Mr. Galdi questioned why on a lot that size he is requesting variances for impervious coverage and building coverage. He feels no reason why they couldn't comply. Councilwoman Tsigounis noted that the impervious is over by 3.5% and the building coverage is over by 6.33%. She knows that Mr. Lucibello is stating that the original impervious was more, but it doesn't matter because this is a new application.

Mr. Vaccaro noted that this is something that needs to be discussed at the public hearing. Mr. Galdi is trying to see if he can change the plan to avoid the Public Hearing. Mr. Lucibello stated that there is a reason why it is the way it is. There are no infringements on the side yards, front yard or rear yard. His wife has had two knee replacements and she can't do steps and his daughter doesn't do steps. That is the reason it has to be a ranch and he wants to stay in the town so this is the only way to do it. That is the reason the coverage is the way it is.

Mr. Galdi made a motion to schedule the Public Hearing for March 13, 2012. The motion was seconded by Councilwoman Tsigounis. All present were in favor. Motion approved.

Mr. Burns noted that they received revised plans for Application #1417 and they are currently under review.

Application #1416M, DeCarlo subdivision, they are finalizing the performance guarantee estimate and will get it to Mr. Schuster by the end of the week. Mr. Schuster noted that he drafted a letter, but one of the questions that came up was specifically which items are being done by whom. It is going to have to be enumerated to detail who is doing specific work for certain things and who is providing materials for certain things just to be clear. There was also a question about what will be billed for out of the escrow and that also will be part of the discussion. Mr. Burns noted that Mr. Azzolina fully understands that certain responsibilities are Mr. DeCarlo's and certain responsibilities would not be his. Mr. Schuster wants to put that in there so everybody understands what is being done.

Mr. Vaccaro asked Mr. Burns if he had anything about the pavilion. Mr. Azzolina said he would have everything ready to go out to bid. Mr. Burns did not have any information on that. Mayor Romeo asked Mr. Burns to remind Mr. Azzolina that they want it ready to go out to bid next Monday or Tuesday.

Mayor Romeo asked about the parking on Third Street. They are looking into putting about 20 spots diagonally on Third Street directly by the basketball courts going north towards the Firehouse. Mr. Burns will let Mr. Azzolina know.

Mayor Romeo noted that Mr. Azzolina is making headway on the walking track. He is also supposed to have a proposal for Allen Street ready in a couple weeks.

Old Business

None.

New Business

None.

Other Business

Mr. Rocco Blasi was present and lives at 9 Heather Hill Court. He has a stream in the back. His house is less than 1,000 square feet. He and his wife have been contemplating putting an addition on the back. The addition would only be about 300 or 400 square feet. They have no room on the sides. The only direction they can go is back. The back is facing the stream. He came here a couple months ago to discuss it with Mr. Rossi. Mr. Rossi explained to him that as far as he is concerned it would be no problem getting permission to do that. Mr. Blasi noted that they may decide at the very end that because of cost, and the increase in taxes, maybe they couldn't afford it, but they are in the process so they are trying to find out what their options are. As far as Mr. Rossi is concerned, he said that he would have no problem. Then, to his surprise, he explained that because of the stream in the back, there could be a problem.

Mr. Blasi noted that when he bought the house 24 years ago, it wasn't the house so much that they were attracted to, because it was a small house, it was because of the back yard. He figured that one day he would add on to the house. Now he finds out that because of the stream, he might not be able to do it.

Mayor Romeo asked Mr. Blasi if his property extended out on the other side of the brook. Mr. Blasi noted that the other side of the brook was Demarest. They want to push back the kitchen and dining room about 13 feet. They would be 50-60 feet from the nearest part of the stream and between 75-90 feet from the farthest part of the stream. Mr. Morgan noted that now you need to be 300 feet from the stream. It used to be 100 feet. Mr. Blasi noted that in the back of the house there is a concrete patio which is about 225 square feet. If this addition came to pass, most of it would be replacing the concrete patio.

Mr. Burns noted that this area is previously disturbed so you can get a right of expansion from the DEP. You can expand if it is previously disturbed and you shouldn't have any problems. You have to have the architect or engineer prepare the documents because it was previously disturbed because of the patio and lawn area. Mr. Burns noted that if it is previously disturbed, you can get as close as 25 feet. You might have to do some calculations to prove you are not in a flood hazard area. The DEP is very conservative on how they figure that.

Mr. Blasi stated that the main reason he is here is because he was hoping to see if there was some way of bypassing the State. He was informed that there is not. He must not only satisfy the town of Cresskill but also the State. Mayor Romeo suggested figuring out what he wanted to build and then find out the cost of building it. The permits and all that are not going to cost more than a few grand. If you find out you can afford it and want to build it, then you get an engineer to help you get the permits to build it. There is no sense getting the permission to build it unless you figure out first that you can afford to build it. The permits won't be that hard to get.

Mr. Galdi noted that he would have an easier time if he wasn't doing a basement and just going on a slab. Mr. Blasi noted that the architect explained that he and the engineer would have to get together to apply to the State for the permit. He would need a permit by rule, because it was previously disturbed.

Mr. Galdi opened the meeting to the public. No public wished to be heard.

Motion was made by Mr. Galdi to adjourn the meeting at 8:03 PM, seconded by Mr. Morgan. All present were in favor. Motion approved.

Cresskill Planning Board Minutes, February 28, 2012

The next four regular Planning Board meetings are scheduled for March 13, March 27, April 10, and April 24, 2012, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary