

MINUTES

CRESSKILL PLANNING BOARD

MARCH 25, 2014

Mr. Vaccaro opened the meeting at 7:36 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, Mrs. Schultz, Mr. Vieni, Mr. Calder and Mr. Ulshoefer. Also present were Mr. Azzolina, Borough Engineer, and Mr. Steven Schuster, Board Attorney.

Mr. Galdi made a motion to approve the minutes of the March 11, 2014, meeting. The motion was seconded by Mr. Morgan. All present were in favor of the motion. Motion approved.

Correspondence

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated March 11, 2014, sending Verona Associates (Mr. Lucibello), to this Board for approval. He had originally planned to build a second floor addition with alterations on the first floor at 72 Madison Avenue. He has gone beyond the scope of the project in that he has removed more than 50% of the structure. This was done due to an unfortunate miscommunication between builder and excavator and is now considered a "New Construction." In accordance with Borough Ordinance, Chapter 218, Site Development, which requires site plan approval, if he maintains his original plan, the variances approved by the Zoning Board, resolution dated December 5, 2013, will still be part of the approved plan upon review by the Planning Board.

Mr. Lucibello was present. Mayor Romeo noted that it was accidentally knocked down because it was a brick structure so it didn't take much to knock the wall out. He has all of the approvals and all of the variances required from the Zoning Board, but because of our laws, the ordinance says he has to come before this Board. These plans have already been approved and basically he is going to rebuild the house using the first floor and starting over. He has already had the Public Hearing. There was a stop work order because of the nature of what happened. Mr. Schuster noted that they knocked down more than 50%. Mr. Vaccaro stated that the Construction Official has ruled it as a new construction.

Mr. Schuster noted that it doesn't matter how it came down. It obviously was not his intention. The first floor was supposed to stay. He has his variances. He has a building permit from the Zoning Board. He was working on the house already. Mr. Schuster stated the question is since he didn't build it in conformance with the original approval, does he have to come back in. He really already got the variances so it's not like there are going to be any material changes, except it is probably going to be better because you are going to have a new first floor rather than trying to remediate an older building with a second floor addition. Since he is not going to change the footprint, he's not going to request any additional variances. He doesn't see why he can't just come in here for site plan approval without getting any new variances. That is how he looks at it.

Mr. Lucibello presented site plans that he had with him. He noted that he was just going straight up over the first floor. He is using the existing foundation. Mr. Schuster noted that he got variances for three pre-existing conditions, building coverage, impervious and side yard. Mr. Azzolina has no problem with these

plans. Previously, they had, in connection with the Zoning Board approval, submitted a drainage design with seepage pits. He reviewed that and it was successful.

Mr. Morgan made a motion to approve, seconded by Mrs. Schultz. Mr. Morgan added that his motion is with the approval of the Borough Engineer. Mr. Schuster stated that we have no application for this. The address for this property is 72 Madison Avenue, Block 38, Lot 91, 92 and 93. Mr. Morgan amended his motion to approve to include Application #1446, 72 Madison Avenue, Verona Associates (Marty Lucibello). Mr. Galdi seconded the motion based on the fact that he already had an approval from the Zoning Board. On Roll Call: Mayor Romeo, Councilwoman Tsigounis, Mr. Vaccaro, Mr. Galdi, Mr. Morgan, Mrs. Schultz, Mr. Vieni, Mr. Calder and Mr. Ulshoefer all voted yes. Motion approved.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated March 11, 2014, sending Ms. Elissa Malloy to this Board for approval. She is a New Jersey State Licensed Massage Therapist and would like to open a Therapeutic Massage Office at 145 County Road. She has 12 years of experience in the healing arts, including Swedish, Thai, Pre and Post Natal massage and energy healing. Ms. Malloy was present. She noted that there will only be two people on site, her and her client. The hours will be from 9:00 to around 6:00 PM. Mrs. Schultz made a motion to approve, seconded by Mr. Morgan. All present were in favor. Motion approved. Letter was sent to Ms. Malloy stating the Board's approval, with copies to Ms. Barbara Nasuto, Mr. Edward Rossi, the Fire Department, Police Department, and the Health Department.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated January 14, 2014, sending DDA Cresskill Assoc., LLC, to this Board for approval. They were going to construct an addition at 134 5th Street, however, they had issues and more than 50% came down. They are now before this Board for a new construction with variances, which were previously granted at the Zoning Board. Also note that the driveway is three feet from the property line where ten feet is required. They will need a seven foot variance for the driveway. Application #1444 was received on March 19, 2014, and is currently under review.

Subdivision Committee

Councilwoman Tsigounis noted receipt of Application #1444, 134 5th Street, received on March 19, 2014. It is currently under review.

Report from the Borough Engineer's Office

Mr. Azzolina noted that he received the plans for Application #1444 the other day and he hasn't reviewed them yet.

Mr. Azzolina did a completeness memo dated February 19, 2014, on Application #1442, 20 Crest Drive North. He received via e-mail a site plan as well as revised architectural drawings which address the comments set forth in his memo. From his perspective, the application is complete enough for consideration at the next meeting for a Public Hearing. The applicant is present with plans. There are a number of variances required and he will need a Public Hearing. Mr. Galdi asked about the drainage. Mr. Azzolina noted that he is providing adequate drainage facilities and provided calculations on the drawing. All the roof leaders are connected. His memo of February 19 had a list of 34 items which have been addressed. From his perspective, the plan is complete enough for consideration at the next available meeting.

Mr. Schuster asked the applicant if he knew what he had to do for the Public Hearing. Mr. Cohen noted that he has been to a Public Hearing before so he was aware of what he had to do. The next meeting is April 8. Mayor Romeo explained that he had to have notices in the hands of the people within 200 feet 10 days before the hearing. It also has to be advertising 10 days in advance. Mr. Cohen stated that they

have been through this process at other places before so he knows what he has to do and said he has time. Mr. Galdi made a motion to schedule the Public Hearing for April 8, 2014. The Motion was seconded by Mr. Morgan. All present were in favor. Motion approved.

Old Business

None.

New Business

None.

Other Business

Resolution for Application #1440M, 400 11th Street, Ramapo Developers, LLC, was introduced by Mr. Galdi, seconded by Mrs. Schultz. On Roll Call: Mayor Romeo, Councilwoman Tsigounis, Mr. Vaccaro, Mr. Galdi, Mr. Morgan, Mrs. Schultz, Mr. Vieni, and Mr. Ulshoefer all voted yes. Ms. Bauer was absent. Resolution approved. The original resolution shall become a permanent part of these minutes.

Resolution for Application #1441M, 128 and 130 Morningside and 121, 123 and 125 Park Avenue, 15 Wakelee Drive Corp., was introduced by Mrs. Schultz, seconded by Mr. Ulshoefer. On Roll Call: Mayor Romeo, Mr. Vaccaro, Mr. Galdi, Mr. Morgan, Mrs. Schultz and Mr. Ulshoefer all voted yes. Ms. Bauer was absent. Resolution approved. The original resolution shall become a permanent part of these minutes.

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 8:16 PM, seconded by Mrs. Schultz. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for April 8, April 22, May 13, and May 27, 2014, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary