

MINUTES

CRESSKILL PLANNING BOARD

MARCH 27, 2012

Mr. Vaccaro opened the meeting at 7:50 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, Ms. Bauer, and Mr. Morgan. Also present were Mr. Paul Azzolina, Borough Engineer, and Mr. Steven Schuster, Board Attorney.

Mr. Galdi made a motion to approve the minutes of the March 13, 2012, meeting. The motion was seconded by Mr. Morgan. All present were in favor of the motion. Motion approved.

Correspondence

Vouchers from Mr. Steven V. Schuster for services rendered relative to the Cresskill Planning Board for the months of October 2011 in the amount of \$2,609.98, November 2011 in the amount of \$1,385.68, and December 2011 in the amount of \$1,038.68, and for Application #1416M, DeCarlo, in the amount of \$1,315.80, and for Application #1413, Roubeni, in the amount of \$1,009.80. Mr. Galdi made a motion to approve, seconded by Mr. Morgan. All present were in favor. Motion approved.

Letter of Introduction from Mr. Edward Rossi, Construction Official, dated March 7, 2012, sending Mr. Brown to this Board for approval. He is the architect representing Mr. Feroli, 22 Lambs Lane. Application #1358 was received on March 21, 2012. He would like to change the interior structure from the original approved plan. Mr. Michael Hubschman was present for the applicant. He noted that there are really just minor changes from the old plan. The real change is just the front entrance which is minor. It doesn't affect any of the variances. They didn't require any variances for any additional coverage. There is just a slight increase in the front. Mr. Ferolie was present and explained that he still plans on occupying the new residence. Mr. Brown is just the architect, not the owner as stated in the Letter of Introduction.

Mr. Azzolina noted that he reviewed the plan and the only comment he had was that there is a pretty good drop-off from that retaining wall as you are backing out of the driveway, and he would recommend that a guiderail be placed along the edge of the driveway. There was no change to the impervious coverage that would warrant any drainage relook. Mr. Hubschman noted that there is just a small front entrance change.

Mr. Galdi made a motion to approve, subject to the addition of the guiderail. Mr. Morgan seconded the motion. All present were in favor. Motion approved.

Subdivision Committee

Councilwoman Tsigounis had nothing to report, just the revised Ferolie application that was previously discussed.

Report from the Borough Engineer's Office

Mr. Azzolina noted that he received the revised plan for the 11th Street subdivision and he needs to take a look at that.

They are currently out to bid on the pavilion. They are working on Allen Street with Verizon and trying to resolve that. They are preparing the design drawings for the walking track.

Mr. Azzolina just received the revised plan for Lucibello today and has not had a chance to review them.

Old Business

None.

New Business

None.

Other Business

Regarding the Lucibello resolution, Mr. Schuster noted that he was supposed to get the certified receipt for the proof of one of the mailings, so he wants to hold off on passing the resolution until he gets the requested proofs. Letter sent to Mr. Lucibello requesting the proofs before we pass the resolution. The house has already been demolished.

Mayor Romeo noted that he spoke with Mrs. Merrifield and she is going to change the deed.

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. Morgan. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for April 10, April 24, May 8, and May 22, 2012, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary