

MINUTES

CRESSKILL PLANNING BOARD

APRIL 9, 2013

Mr. Vaccaro opened the meeting at 7:43 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. Galdi, Mr. Morgan, Mr. Vieni, and Mrs. Schultz. 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 26, 2013, 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 Rossi, Construction Official, dated April 4, 2013, sending Mr. Avi Lavon to this Board for approval. Mr. Lavon would like to build a new single family home at 79 Cedar Street. He will require technical variances as shown on the plan as well as an impervious coverage variance. The required impervious coverage is 32.40%. They are proposing 53.77% with a 21.37% impervious coverage variance required. Mr. Lavon and Mr. Chis Blake, the architect, were present.

Councilwoman Tsigounis introduced Application #1431, 79 Cedar Street, Avi Lavon. This application is currently under review. Mr. Blake explained that the impervious coverage, as well as the FAR, is calculated on only the first 125 feet of property. The lot depth is much more. It is a narrow lot. It is a 19,500 square foot property and they are being required to work with impervious of a 9,300 square foot property. The house is only 10% of the property. The driveways, the decks and the sidewalks and things of that nature make up most of the impervious. Part of that is the result of the steep slope. The property slopes up from the street. The existing house is 25 feet away from the street and the new house will be 25 feet from the street. The water surface of the pool does not count as part of the impervious. Mr. Blake thought it did so that will reduce the impervious coverage. That brings the impervious coverage to 46.5%. Mayor Romeo noted that it looks bad, but if you look at the whole lot, it is not that bad. They are losing about 100 feet in the back that they can't count. A lot of the impervious is in the back yard.

Mr. Vaccaro noted that after is reviewed and approved we can set a date for the public hearing. Mr. Azzolina said that he can have it reviewed by the next meeting and if there are any major issues that need to be addressed, he will call Mr. Blake.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated March 26, 2013, sending Mr. Raul Mederos, architect, representing 236 Grant Avenue LLC, to this Board for approval. They wish to build a new single-family home at 236 Grant Avenue. No plans have been received.

Notice from City of Englewood regarding Ordinance #13-04 amending the Municipal Land Use Ordinance. File.

Subdivision Committee

Councilwoman Tsigounis had nothing further to report.

Report from the Borough Engineer's Office

Mayor Romeo asked Mr. Azzolina about the COAH property. Mr. Azzolina noted that he spoke with the Wetlands consultant today. He will send them an information package and he will put it on the fast track.

Regarding the baseball field, Dr. Bellina has no problem with it, but she just doesn't want any trouble. They did a quick test bore, but he is curious to see what the DEP did. According to their mapping, they did a detailed test bore along a very defined line that basically goes through that baseball field. As part of the application you are supposed to submit a log that says what you hit at different depths. He would like to see that so he can compare that to what his results are. The other option he has is to do an OPRA request down to DEP because they should have it in their files. Mayor Romeo noted that there was a ball field there in the past.

Regarding the intersection, we are waiting on the County approval. The plans need to be changed to reflect the reduced easements areas, eliminate some crosswalks, and a detailed design for the ADA ramps. Mr. Azzolina has spoken to Rockland Electric to find out what their needs are going to be.

Old Business

None.

New Business

None.

Other Business

None.

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 8:01 PM, seconded by Mrs. Schultz. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for April 23, May 14, May 28, and June 11, 2013, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary