

MINUTES

CRESSKILL PLANNING BOARD

JUNE 12, 2012

Mr. Vaccaro opened the meeting at 7:41 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 May 22, 2012, meeting. The motion was seconded by Mrs. Schultz. All present were in favor of the motion. Motion approved.

Correspondence

Memo from Ms. Barbara Nasuto, Borough Clerk, regarding the League Of Municipalities Convention scheduled for November 13-15, 2012. Please let her know who will be attending so she can make hotel reservations.

Proof of publication for the Public Hearing scheduled for tonight for the Environmental Resources Inventory presentation. File.

Subdivision Committee

Councilwoman Tsigounis had nothing to report.

Report from the Borough Engineer's Office

Mr. Azzolina noted that he received revised drawings for the Cresskill Plaza application. They are currently reviewing them. The initial review indicates that they addressed the majority of his comments in their prior letter dated May 2012. They are still awaiting the revised architectural drawings. Once they receive them they can see if they jive with the site plans.

Mr. Azzolina spoke to the attorney for the Alvarez Application #1414, 158 Truman Drive. They wish to be heard at the July 10 meeting. They confirmed that the architect from California can be here on July 10th. He advised them that they need to submit a full set of drawings for the Board to review. There are two lots. The garden will remain. They require variances. He has done a completeness review and the plans are complete. The majority of the plan is OK. They are being represented by an attorney. Mr. Matt Capizzi is the attorney. Mrs. Schultz made a motion to schedule the Public Hearing for July 10, 2012, seconded by Mr. Galdi. All present were in favor. Motion approved. A letter was sent to Mr. Capizzi advising him of the Public Hearing date.

Public Hearing – Environmental Resource Inventory

Councilwoman Tsigounis was making the presentation on the Environmental Resource Inventory (ERI). They are looking for the Planning Board to adopt this as part of the Borough's Master Plan. Mr. Michael Hakim, was also present. The ERI is a compilation of identifying the different natural resources in the Borough of Cresskill and any area of environmental concern. There is a manual in which is written different types of resources which include watersheds, topography, geography and soils, flood plains, wetlands, environmentally sensitive areas, areas near rivers and streams and their tributaries. In the manual is documentation of how everything is put together in relation to the location of the Borough of Cresskill.

Mr. Galdi asked if they were categorized as far as their importance. Councilwoman Tsigounis noted that they are all important in terms of sensitivity to the land. The order of what's there is not an importance factor. They are all sensitivity issues. Mr. Hakim noted that they are set up in a way that is the most useable to you. The cover of the display board is actually the final exhibit in the booklet. It is mounted first, because when you are presented with some land use proposal, the first place you want to look is here. If the site happens to be here and you see that there is an indication that there may be something environmentally sensitive, you can then look through each of the subsequent exhibits, topography and slopes, watersheds, soils, surface waters, and you will find why it showed up on the environmentally sensitive map. When you have discovered why it was there, it then gives you the opportunity to question the applicant about how they are going to deal with it. How are they going to avoid the issue or how are they going to mitigate it.

Councilwoman Tsigounis stated that what the Environmental Commission decided to do is have these exhibits displayed in a large scale overlay format so that people can readily access them. They figured that if they were just in a booklet, the booklet would be archived and the people would never come and use them. That is not why they pursued this whole procedure. This is intended to be displayed permanently in council chambers. They are hoping that people can come from next door at the library, children that might be doing a research project at school, even a potential person coming to the Borough Hall to buy a piece of property might want to come and find out where there property is located in relation to streams, flood plains, whether or not it is a sloped property, so they are hoping it will be beneficial not only for our purposes, for those of us that work for the Planning Board or Zoning Board, but also for the Cresskill residents as well. She turned the presentation over to Ms. Bauer to speak about the people that worked on this project as well as the financing.

Ms. Bauer noted that the people that were volunteering, as well as people in the office like Ms. Barbara Nasuto and Ms. Patti McKim, every time they needed something or information that they couldn't dig up themselves, they would go to them and they were very helpful. They were expected to finance it in-kind except for outside consulting services having to do with the technical part of it, which was Mr. Hakim. She passed out a budget that was presented to ANJEC, which is part of the Sustainable Use Grant funded by the Geraldine Ford Foundation. This was put together in the beginning of 2011 and was sent to ANJEC to justify the grant. It was reviewed by Mr. Vincent Salvatore before it was sent. As you can see they were requesting a 50% matching grant from ANJEC totaling \$8,925 out of a total budget of \$17,850. There was \$13,390 going for consulting work and \$17,850 going for in-kind services. Ms. Bauer has kept records of all in-kind hours in a spreadsheet and it has to be submitted to ANJEC.

Councilwoman Tsigounis noted that it was a team effort under Mr. Hakim's supervision and guidance as a professional involved in this project. The manual describes the resources in terms of all the characteristics as well as their value within the overall system. It is going to be a valuable resource and they are hoping it will be a valuable addition to the Borough's Master Plan. There are also documents that are supplementary to the manual and overlay chart. They include the Stormwater Management Plan prepared by Mr. Azzolina's office, the Energy Audit Program prepared by Mr. Steven Winter, The Native Trees of the Kings Woods prepared by Mr. Frank DeCarlo, The Tercentenary Celebration booklet, and the book The Town Called Cresskill. If you want a copy of the book there is a \$25 fee and a \$5 fee for the booklet. These are all supplements and Xeroxes are available. They will all be available on the web for access at any time.

The final chapter in the booklet is a list of recommendations, which are important and are just intended to advise whoever might be reading it the steps that can be taken so that we can be better stewards of our environment and hopefully more respectful of the topography of Cresskill.

Mr. Vieni asked how much would be put on the web. Councilwoman Tsigounis noted that the whole thing would be put on the web. Ms. Bauer noted that the pictures come out much better on-line than the black and white pictures in the manual. Mr. Hakim noted that the booklet has all the text and all the graphics. On the web, it is hoped that from the Cresskill website there will be a place where you can link directly to the Environmental Resource Inventory and get the entire document. It should be prominent on the website so that residents of the borough will actually look at it and get some value from it. Ms. Bauer also noted that it will be updated as changes are made.

Mrs. Schultz made a motion to adopt the ERI as part of the Master Plan. The motion was seconded by Mr. Vieni. On Roll Call: Mayor Romeo, Councilwoman Tsigounis, Mr. Vaccaro, Ms. Bauer, Mr. Galdi, Mr. Morgan, Mr. Vieni and Mrs. Schultz all voted yes. Motion approved.

Mr. Hakim noted that this will help the town with all the land use reviews. He thinks it will be a great tool for many years to come. He encourages everybody to read it. It will be digital and on the web and anybody in the community can access it. It can be easily updated. There will also be copies in the library and in the schools.

Old Business

Mr. Azzolina noted that they are moving along on the pavilion and should have the roof on by the end of the week.

New Business

Ms. Cathy Takourian of Studio LC was present with a memo from Mr. Edward M. Rossi sending her to this Board for approval. She wishes to move her business from 158 Piermont Road to 15 Broadway, Horizon Square. It will be the same business. It is a beauty salon. Mrs. Schultz made a motion to approve, seconded by Mr. Galdi. All present were in favor. Motion approved. Letter to Ms. Toukourian stating the Board's approval with copies to Ms. Barbara Nasuto, Mr. Edward Rossi, Fire Chief Chris Ulshoefer, Police Chief Edward Wrixon, Board of Health and WMGK, LLC (Building owner).

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 8:03 PM, seconded by Mrs. Schultz. All present were in favor. Motion approved.

Cresskill Planning Board Minutes, June 12, 2012

The next four regular Planning Board meetings are scheduled for June 26, July 10, July 24, and August 14, 2012, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary