

MINUTES

CRESSKILL PLANNING BOARD

JULY 23, 2013

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, Mr. Vaccaro, Mr. Galdi, Mr. Morgan, Mr. Calder and Mrs. Schultz. Mr. Vieni arrived at 7:38 PM. Also present was Mr. Azzolina, Borough Engineer, and Mr. Steven Schuster, Board Attorney.

Mr. Galdi made a motion to approve the minutes of the July 9, 2013, meeting. The motion was seconded by Mr. Calder. All present were in favor of the motion. Motion approved.

Correspondence

Notice from Rutgers Center for Government Services for the Fall Planning & Zoning courses. File.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official/Zoning Officer, dated July 17, 2013, sending Mr. Joo to this Board for approval. He would like to build a single family home at 182 Madison Avenue. No application was received.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official/Zoning Officer, dated June 27, 2013, sending Mr. and Mrs. Gottesman to this Board for Approval. They would like to build a new single family home at 90 Roosevelt Street. Application #1434 was received on July 17, 2013, and is currently under review. Mr. Lavon was present for the applicant. Mrs. Gottesman is his daughter. Mr. Lavon noted that there are no variances. Mr. Azzolina noted that he spoke with the engineer tonight. The plan that was received is just architectural which he received from the Building Department last week. He needs the official site plan so he can finalize his review. Mr. Lavon noted that he will get them.

Subdivision Committee

Councilwoman Tsigounis was not in attendance. Application #1434, 90 Roosevelt Street, Vadav & Maayan Gottesman, was received on July 17, 2013, and was distributed. It is currently under review.

Report from the Borough Engineer's Office

Mr. Azzolina stated that he had some further conversations with Mr. Lavon's engineer regarding the issue that came at the last meeting, which was the driveway at 79 Cedar and perhaps plantings. What he reported to him was the conversation at the last meeting two weeks ago included plantings. He sent the agreement that did not reference any plantings. Then he sent an e-mail saying that that is not his understanding. He is just advising the Board that he did receive a revised plan via e-mail today that

shows the gravel driveway, as we discussed, and that is the extent of it. He is just mentioning the plantings because that was mentioned by the Mayor at the last meeting.

Mayor Romeo stated that Mr. Maryanski told him that. He feels that as long as he gets the right-of-way to get in and out, he will be fine with that. Mr. Azzolina noted that the plan does show that, but it does not show any plantings. Mayor Romeo noted that as long as he has the easement, he doesn't think he was even looking for plantings. Mr. Azzolina stated that he is just mentioning it because it was mentioned at the last meeting. On that basis, his recommendation to the Board would be that the plan dated July 23, 2013, be approved. He is under the impression that a resolution is going to be prepared for this application.

Mr. Schuster stated that once they were clear on the details they were going to do a resolution but they are not clear on the particulars. As he understands it now, other than granting of the easement, there is nothing in particular being done to the property other than the gravel driveway. Mr. Azzolina agreed. Mr. Schuster said he could do a resolution based on that and anything else that is approved by the Board. Normally a resolution isn't done unless there is a Public Hearing. This doesn't require one but Mr. Guenther's lawyer wanted one so there was no question as to what was approved.

Mr. Lavon stated that last he knew Mr. Loman signed that deed. Mr. Schuster noted that it was his understanding that the lawyer wanted a resolution. Mr. Azzolina noted that we may or may not have a resolution, but either way, his recommendation would be that the plan dated July 23, 2013, be approved by the Board at this time. Mr. Schuster stated that they will be recording the deed of easement. He would like a copy of the deed once it has been recorded. Mr. Galdi made a motion to approve, seconded by Mr. Galdi. All present were in favor. Motion approved. Mr. Azzolina asked Mr. Lavon to provide at least two copies of the plan so that they could be signed. Mr. Lavon stated that he will bring them to the Borough Hall.

Mr. Azzolina had recommended at an earlier meeting that the Board approve a site plan for 236 Grant Avenue. They didn't, at that time, submit signed and sealed copies for the Board to sign. We received that today so they can be signed. Mayor Romeo asked if the house was for sale already. Mr. Azzolina believed that they were building the house to spec to sell. They already live in town on Wilson Drive. Two copies of the plan were signed. One copy given to the Building Department with an approval memo. One copy put in the file.

Old Business

None.

New Business

Mayor Romeo showed a site on 11th Street with two lots, an 80 foot lot and a 40 foot lot with a house in the middle. He is going to tear it down and put two houses on a 60 and a 60. There were two deeds. The church is across the street. There is another 60 on the street. This will need a Public Hearing.

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 7:52 PM, seconded by Mrs. Schultz. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for August 6, August 27, September 10, and September 24, 2013, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary