

MINUTES

CRESSKILL PLANNING BOARD

JULY 8, 2014

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. 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 June 24, 2014, meeting. The motion was seconded by Mr. Ulshoefer. All present were in favor of the motion. Motion approved.

Correspondence

None.

Subdivision Committee

Councilwoman Tsigounis noted that two new applications were received. Application #1448M, 80 Morningside Avenue, Frank & Cecelia Girman was received on June 26, 2014 and is currently under review. Application #1449M, 74 Park Avenue, Richard Baretta, Jr., was received on July 1, 2014, and is currently under review. Both are subdivision applications.

Report from the Borough Engineer's Office

Mr. Azzolina reported that on Application #1447, 113 Jackson Drive, Julian Singer, he did receive revised plans in response to his memorandum dated June 10, 2014. They addressed all the comments contained in the memo, however, one of the changes he made precipitates another comment in that he failed to move his drainage system. He left it where it was which is now in the middle of the terraced retaining wall. There is now a further revision to the plan required that was discussed with Mr. Hubschman this afternoon. He will be sending revised drawings. He is assuming that they would like to get moving before the next Board meeting so he would recommend approval of the future plan that he should be receiving probably tomorrow. Mr. Ulshoefer asked if this was the one with all the trees that he brought up the last time. Mr. Azzolina stated that it was and there is significant tree removal but there is no ordinance prohibiting it. He also noted that typically with these types of houses, you have a \$200,000 landscape plan to defray the appearance of the big tree removal. Mr. Ulshoefer just stated that it seemed like there were a lot trees that were being sacrificed because they wanted to change the direction of the driveway.

Mr. Galdi would make a recommendation to approve subject to the engineer's recommendations. The revised plans were turned into to Mr. Azzolina and only three copies were turned in to the Borough Hall. There were not enough to distribute to the Board. Mr. Azzolina noted that the plans he had were revised June 16, 2014. There will be a July revision date to incorporate the comments he discussed with Mr. Hubschman this afternoon. The primary issue with this plan was the retaining wall. Initially they had an eight foot high retaining wall that he

broke up into two four foot high retaining walls. He now has to modify the drainage system. Mr. Azzolina is OK with the plan as long as they revise it for the drainage system. Mr. Calder asked what the status of the application is if they don't submit enough copies for the Board to look at. It was decided that they need to submit enough plans for the whole Board to be able to review them before it can be approved.

Councilwoman Tsigounis asked what the status of CSX was. Mr. Vaccaro said that someone from Northvale knows someone from CSX and was going to make a call on our behalf and we haven't heard anything back yet. Mr. Azzolina noted that he spoke with Nancy from the County and she is waiting for the log of trains that use that line. Councilwoman Tsigounis asked when the last time a train ran through town. Mr. Azzolina noted that that is the information they are trying to ascertain. Mr. Calder asked when the application went to CSX. Mr. Vaccaro noted that it went to CSX approximately three years ago. Initially we had problems with the easements, which took a lot of time.

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 8:09 PM, seconded by Mr. Calder. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for July 22, August 12, August 26, and September 9, 2014, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary