

MINUTES

CRESSKILL PLANNING BOARD

JULY 9, 2013

Mr. Vaccaro opened the meeting at 7:53 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, Mr. Morgan, and Mr. Calder. Also present was Mr. Azzolina, Borough Engineer, and Mr. Steven Schuster, Board Attorney.

Mr. Galdi made a motion to approve the minutes of the June 25, 2013, meeting. The motion was seconded by Mr. Morgan. All present were in favor of the motion. Motion approved.

Correspondence

Notice from Rutgers Continuing Studies regarding courses for Land Use for Board Members for the Summer 2013. File.

Application for Soil Erosion and Sediment Control Plan Certification for 79 Cedar Street, Application 1431, Avi Lavon. File.

Invoice from Hakim Associates to prepare revised spending plan and cover letter in the amount of \$3,250. This is for the COAH. He had to write what our spending plan was. Mayor Romeo and Mr. Vaccaro said that this belongs with the Mayor and Council. Invoice was given to Ms. Barbara Nasuto.

Subdivision Committee

Councilwoman Tsigounis had nothing to report.

Report from the Borough Engineer's Office

Mr. Azzolina noted that he received revised plans for Application #1431, 79 Cedar Street, Mr. Avi Lavon. The revision is through July 2, 2013, addressing the comments in his memo dated June 17, 2013. It addresses his comments to his satisfaction. The plan reflects a temporary three foot wide driveway easement along the common boundary with Mr. Guenther. That was the discussion with the Mayor. He isn't sure what has to be done legal wise for that temporary easement that they are proposing on that plan. Mr. Schuster noted that he got something just today. He has to do a resolution because that is what they want. This easement is just for Mr. Guenther's life. Mr. Schuster noted that they are going to record this. It will be a condition of the approval.

Mayor Romeo noted that Mr. Guenther seems to be happy. He believes that Mr. Lavon is going to take the asphalt out and put crushed stone and bushes. Mr. Azzolina noted that the plans don't show any of that so that is a detail that he wasn't aware of. Mayor Romeo stated that that was what he was told, that

they were planning on taking the asphalt out and putting crushed stone and bushes so it appears that the driveway is really not on their property.

Mayor Romeo asked Mr. Schuster to work it out with Mr. Maryanski (Mr. Lavon's attorney). Mr. Schuster noted that as far as that is concerned, there is going to be a resolution, and he assumes that the documents are going to be reviewed by Mr. Tom Loman (Mr. Guenther's attorney) as well. Mayor Romeo noted that as long as it is recorded. Mr. Azzolina asked if the crushed stone driveway has been discussed with Mr. Guenther. Mayor Romeo thought that was discussed with Mr. Maryanski and Mr. Loman and Mr. Guenther. Mr. Azzolina noted that it is currently asphalt and not in great condition. Mr. Galdi noted that that should be in the proposal so there is something in writing that they agreed to it.

Mr. Azzolina asked if there was going to be a separate legal instrument that describes this work, or does that need to be reflected on the plan. Mr. Schuster noted that he could probably put it in the resolution in some detail. Mayor Romeo asked Mr. Schuster to check with Mr. Maryanski and Mr. Loman. Mr. Azzolina stated that it will be part of the approval and he can tell them to revise the plan again, but he just wasn't aware of this detail until this moment. Mayor Romeo stated that he and Mr. Schuster both heard crushed stone and bushes. Mr. Schuster assumed that they were all in agreement about the width because there was some debate about exactly how wide it was. Mayor Romeo stated that it is three feet wide. Mr. Azzolina noted that it is labeled as that and it is about 80 or so feet long, which runs from the right-of-way line to the garage. He stated that he is only taking the asphalt out on Mr. Lavon's property. He is leaving the asphalt alone on Mr. Guenther's property.

Mr. Azzolina stated that since they are getting a resolution, he recommends that they hold off. He saw him this morning drop off plans for building permits. He doesn't think Mr. Rossi would review them until he has a signed plan from us, but this is kind of an unusual application.

Mr. Schuster will talk to Mr. Maryanski about the resolution. Mayor Romeo noted that this was Mr. Maryanski's idea. Mr. Azzolina noted that he does not have a meets and bounds description on the plan. Mr. Schuster noted that he has the description. Mr. Azzolina noted that it sounds like there is a little more to discuss on this. The Board is receptive to him talking to the Construction Official to allow them to proceed.

Mr. Azzolina had the DeCarlo subdivision plat on 11th Street. This was approved a couple years ago. They made two lots and built two houses on them. He agreed to install a drainage system which was constructed under the township contract. Mr. DeCarlo agreed to pay 50% of that cost, in the neighborhood of \$17,000-\$18,000 is his fair share. That was one of the things they held off on signing the map until that was installed. It is now done. He recommends that the Board approve the final plat. The drainage held up during the heavy rain that we had. Mr. Morgan noted that 12th flooded at the corner of Lexington. Mr. Azzolina stated that every pipe has a capacity. They put in a 15" pipe. They elected not to mess with the outlet pipe from that inlet to that existing manhole and that was probably what caused the weakness in the system. He believes that is a 12" clay pipe. They went from a larger pipe to a smaller pipe. Mr. Azzolina noted that the reason they left it is because they were crossing two gas mains and it wasn't worth it and the existing manhole had three or four pipes coming into it and out of it. It would have been much more costly to do that. Mr. Morgan thinks that it was the volume of rain. Mr. Azzolina noted that you really don't design pipe systems for those types of rain where you get three inches of rain in 15 minutes. You probably had some rain flooding a little bit off the curb line for a period of ten minutes or so.

Mr. Azzolina noted that the things that had to be revised on the plat were the lot numbers and the address. He had a conversation with tax assessor. He wanted the one lot to read 30.02, which it now does and the street address was changed from 388 to 394. The drainage issues were fixed. Mr. Galdi made a motion to approve, seconded by Mr. Morgan. All present were in favor. Motion approved.

Mr. Azzolina addressed Mr. Morgan's point about the flooding at 12th Street and Lexington. What he noticed on Lexington is that there are no inlets for probably a distance of 1,000 feet almost. All that water is rushing to that one spot. One of the grant applications that they have in is to do some improvements to

Lexington. They would install, basically from the high point, between Concord and Highland, to 12th Street, more inlets which should alleviate that problem.

Mr. Azzolina spoke with Mr. Joseph Femia yesterday and he is still chasing Mr. Costa. Rather than play the game any longer, he was going to send a redline. Mr. Costa had submitted a proposal back in January. Mr. Femia has been asking him for a breakdown for what each task is costing. It hasn't happened yet so what Mr. Femia said he was going to do after he hung up with Mr. Azzolina was redline Costa's initial proposal and send it to him. He asked Mr. Azzolina to give him a call tomorrow afternoon and he will confirm where they are with it. This is for the intersection by the Daibes project. Mr. Azzolina noted that the curb lines are unchanged. What the modifications that he requested to be made so that we could minimize our CSX land acquisition cost was to change the sidewalk areas, eliminate a couple crosswalks and reduce the amount of land we had to buy from CSX, which dropped the cost almost \$150,000.

Old Business

Mr. Galdi asked about the Farmhouse situation. Mayor Romeo noted that they put the signs up. They haven't had to tow anybody away yet. He has met with Mr. Manfredonia and he has asked Kings for a couple of spots, and he is going to eliminate some of his island to put six more spots in there. It has quieted down. One of the bartenders has been standing outside telling people that they can't park there or they are going to be towed and people have been tolerant with that.

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 8:13 PM, seconded by Mr. Morgan. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for July 23, August 13, August 27, and September 10, 2013, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary