

## MINUTES

### CRESSKILL PLANNING BOARD

SEPTEMBER 11, 2012

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. Morgan, Mr. Vieni, and Mr. Calder. Also present were Mr. Paul Azzolina, Borough Engineer, and Mr. Steven Schuster, Board Attorney.

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Mr. Morgan made a motion to approve the minutes of the August 28, 2012, meeting. The motion was seconded by Mr. Calder. All present were in favor of the motion. Motion approved.

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#### Correspondence

Voucher from Spear Engineering, Co, in the amount of \$32.90 for the nameplate for Mr. Jeffrey Calder. Mr. Vieni made a motion to approve, seconded by Mr. Morgan. All present were in favor. Motion approved.

Voucher from Hakim Associates, in the amount of \$1,430.00, for professional services regarding Affordable Housing Planning for the period 7/1/12 through 8/31/12. Mayor Romeo noted that Mr. Hakim had to write a paper explaining what we were doing with the COAH money. As a result, we get to keep our money. Mr. Vieni made a motion to approve, seconded by Mr. Morgan. All present were in favor. Motion approved.

Voucher from Mr. Steven V. Schuster for services rendered relative to the Cresskill Planning Board for Application #1423, Virginia Quinn, in the amount of \$733.20. Mr. Vieni made a motion to approve, seconded by Mr. Morgan. All present were in favor. Motion approved.

Letter from the County of Bergen, Department of Planning and Economic Development, dated August 31, 2012, to Fred Daibes, regarding Application #1330, 6 Madison Avenue Associates, LLC, giving final approval by the Bergen County Planning Board on August 30, 2012. Mr. Azzolina explained that this is the same plan that we approved, which is the amended site plan that broke the building into two separate buildings.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated September 5, 2012, sending Mr. Cambell to this Board for approval. He wishes to construct a new single-family dwelling at 62 Morningside Avenue. He will require technical variances for lot size and frontage. The front yard variance, where 25 feet is required, they are proposing 22 feet, leaving a variance of 3 feet. A rear yard variance, where 30 feet is required, they are proposing 26.67 feet, requiring a variance of 3.3 feet. No plans have been received. No one was present.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated September 10, 2012, sending Mr. Yong "Jason" Choi to this Board for approval. Mr. Choi wishes to open his Educational Consulting business at 80 Broadway. His education consulting is for middle and high school students,

grades 6 to 12, ages 12-18. He also provides some private tutoring services. He will have no more than six students at one time. He has been in this business for the last 10 years. Mr. Choi was present. Mr. Choi noted that he teaches math and English. It is currently a vacant space. He has had his business in Tenafly and Demarest in the past. There is ample parking. He has 1200 square feet of office space. There are five rooms, three classrooms, one office and one conference room. There will be two classes at a time with two or three students each. His hours will be 4:00 PM to 9:00 PM during the school year and during the summer it will be 9:00 AM to 9:00 PM. During the day it will be just him in the office. Students will come after school. Mr. Calder asked about any external signage. Mr. Choi stated that there will not be any signage. Mr. Morgan made a motion to approve, seconded by Mr. Vieni. All present were in favor. Motion approved. Letter of approval sent to Mr. Choi, with copies to Ms. Barbara Nasuto, the Building Department, the Fire Department, the Police Department and the Health Department.

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### **Subdivision Committee**

Councilwoman Tsigounis had nothing new to report.

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### **Report from the Borough Engineer's Office**

Mr. Azzolina noted that Application #1425, 102 7<sup>th</sup> Street, Izet Mamo, as he suspected at the last meeting, they had prepared simply an architect's site plan. He has spoken to the applicant's representative, Armando Mamo, as well as the architect and they indicated that they were contracting with an engineer to prepare a detailed site plan. He is awaiting those plans.

On Application #1426, 71 Westervelt, Ed Solari and Kevin Martin, Mr. Azzolina has had an opportunity to visit the site as well as review the plans. The plan as presented complies with all the zoning requirements. Calculations and zoning analysis is presented on the architect's plan with a note on the plan which refers you back to the architect's plan. The zoning analysis shows that it is a deeper lot within the zone, approximately 143 feet deep, whereas a 100 foot depth is typically required. The FAR limits the calculations based on 125 feet of depth, which the architect properly calculated the size of the dwelling. There are a couple of minor plan revisions that are required as well as his recommendation that the builder be required to replace the sidewalk across the frontage of the property which is in poor condition, as well as the curbing along the frontage. It is an asphalt curb that will most likely be destroyed during construction anyway. Typically what they have had done on the block is as the houses get built, they replace the asphalt curb with granite block curb along the frontage. He would make that recommendation.

Mr. Azzolina asked Mr. Martin if he spoke with the Bergen County Soil Conservation District yet. Mr. Martin noted that he has not done that yet. He wanted to get approval first and then he will submit for that. Mr. Azzolina noted that he needs that approval in order to get final approval from this Board. Mayor Romeo asked what the lot width was. Mr. Azzolina noted that the lot width is 100 feet. He does not need any variances. Mr. Martin showed a rendering of the proposed dwelling. It is approximately 3,200 square feet with a two-car front-load garage. The height complies. Two seepage pits are provided for stormwater management. The only concern that he has is that the topography of the lot slopes from east to west. All the roof drainage will be contained by the seepage pits. There is a small terrace in the back that he would make a recommendation or requirement that an area of the drain be provided near the patio area so that the runoff doesn't sheet flow across the property on to the neighbor's property.

Mr. Azzolina recommends that this be approved, subject to the minor revisions and if he sees the revised plan before the next meeting, they can sign off on it, but if he hasn't submitted to Bergen County Soil yet, they have to wait for that approval. Mr. Martin noted that they have to wait for PSE&G to take the gas off. They would like to go ahead and do the demo while they are waiting for the approval from the Bergen County Soil Conservation District. Mr. Azzolina noted that he will call their engineer tomorrow. Mr. Martin

noted that he will get the plans as soon as possible and bring them down. He still has to have the gas removed. The water and electric is already disconnected. He has the list of requirements. Mr. Azzolina noted that one other thing that they are requiring recently is to do a video inspection of the sanitary sewers to confirm that it is still usable. Mr. Martin noted that he will do that. Mr. Azzolina noted that they need to do the video inspection from the clean-out, if one exists at the curblin, into the main, this way you will know if you have to dig up the street or not. If they do, they have to get a road opening permit from the DPW.

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**Old Business**

None.

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**New Business**

None.

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**Other Business**

None.

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Mr. Vaccaro opened the meeting to the public. No public wished to be heard.

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Motion was made by Mr. Morgan to adjourn the meeting at 8:02 PM, seconded by Mr. Vieni. All present were in favor. Motion approved.

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The next four regular Planning Board meetings are scheduled for September 25, October 9, October 23, and November 13, 2012, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo  
Recording Secretary