

MINUTES

CRESSKILL PLANNING BOARD

September 13, 2011

Mr. Vaccaro called the meeting to order at 7:37 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, Mr. Laurita and Mrs. Schultz. Mr. Galdi arrived at 7:40 PM. Also present were Mr. Paul Azzolina, Borough Engineer, and Mr. Steven Schuster, Board Attorney.

Mr. Laurita made a motion to approve the minutes of the August 23, 2011, meeting. The motion was seconded by Mrs. Schultz. All present were in favor of the motion. Motion approved.

Correspondence

Pamphlet from ANJEC regarding a seminar on October 15 at the Brookdale Community College. Given to Ms. Bauer.

Pamphlet from Rutgers Continuing Studies for the Planning and Zoning Administration Program for the Fall. File.

Application for Soil Erosion and Sediment Control Plan Certification for 97 Heather Hill Road, Frank DeCarlo, Application #1411. File.

Vouchers from Hakim Associates for \$65 for Borough Planning Consulting from August 1 to August 31, 2011 and for \$2,405 for Environmental Resource Inventory work. Mr. Vaccaro explained that the Environmental Commission applied for a grant for the Environment Resource Inventory. Ms. Bauer noted that the grant was for between \$8,000 and \$9,000. Mr. Hakim said that they would take care of all the work. The invoice stated that the tasks were drafting "resource importance" sections; edit press release and ANJEC report; prepare and submit letter to NJ Natural Heritage; draft graphics; initiate recommendations and coordinate with project team and staff. Ms. Bauer stated that he did a big piece of the work, but has more work to do. Mayor Romeo noted that the deal was that the Grant would pay for the study and that there would be no out-of-pocket from the town and we would have this document. Ms. Bauer noted that Mr. Hakim understands that. Mr. Vieni made a motion to approve, seconded by Mr. Morgan. All present were in favor. Motion approved.

The City of Englewood sent a public notice that an Ordinance Amending Section 4-17 of the Zoning Ordinance of the City of Englewood related to Planned Unit Development (PUD-1) Overlay District was introduced at the Regular Formal Meeting on July 19, and will be further considered for passage on September 13, 2011. This ordinance readopts and restates the zoning and development standards for the PUD-1 Overlay District. File.

Resolution for Application #1410 was distributed. Everybody will review and it will be voted on at the next meeting. Mr. Azzolina stated that he just received revised plans in response to one of the conditions in

the resolution and he is reviewing them. He has revised them in accordance with his memo and the Board's comments. That wouldn't stop this Board from approving the resolution.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated August 29, 2011, sending Mr. Parviz Roubeni, 33 Crest Drive North, to this Board for approval. He would like to construct a new single-family home at this address. Application #1413 was received on September 13, 2011 and is currently under review.

Subdivision Committee

Councilwoman Tsigounis reported that two new applications were received. Application #1412, 265 Piermont Road, Jacob Vivat, was received on August 25, 2011, and is currently under review. Mr. Azzolina noted that he had a discussion before the meeting with the attorney for this application regarding the procedure. He told him that he had not seen the site plan associated with that application. What they submitted was an architectural drawing that has an exhibit as part of it but not a site plan as we typically require for this Board. He was told that he needs to submit more information. Mr. Vaccaro noted that since there was no site plan, it is deemed incomplete.

Application #1413, 33 Crest Drive North, Parviz Roubeni, was received on September 13, 2011. This plan is currently under review. This will be a knock down. Max Pirangi is the architect of record and was present. Mr. Pirangi noted that this was actually submitted about 10 days ago. He showed the actual schematic drawing. Today they also prepared an actual site plan for the purpose of this meeting. The house is approximately 32 feet by 40 feet. It is a relatively flat lot. There is a tree in front that they are planning to keep. All the properties in the neighborhood are undersized. The current house is in foreclosure. What they are proposing is to seek relief for the side yard setbacks. Other than that, the house size is pretty modest. There is a 7.48 foot existing side yard that they kept. The whole house is around 2,300 square feet. They have 1,200 on the first floor and about 1,100 on the second floor.

The lot is about 6,300 square feet. The lot size is 60 x 105 feet. All the lots in this area are undersized. There is a porch on the front and the setback is measured to the front porch not the front of the house. The setback to the porch is 25.16 feet.

Mr. Vaccaro explained that the Board needs time to review this and they will need a public hearing once it is deemed complete. Mr. Pirangi explained that there was discrepancy in the way this application was handled. He was first told to go to the Zoning Board. They were really hoping to at least get the foundation in before the winter approaches. Mayor Romeo noted that if the Borough Engineer reviews the plan by the next meeting, they can have the public meeting in October. Mr. Vaccaro advised them to come back to the next meeting and if the application is complete, then we can schedule a public hearing.

Mr. Pirangi noted that they already did a mailing for the Zoning Board. Ms. Bauer noticed that this was a new house and that is how it came to the Planning Board. He will have to re-notice for the Planning Board. Mayor Romeo noted that the Borough Engineer will look at it and advised them to come back to the next meeting. Mr. Galdi explained that they might gain some time if they contact the Borough Engineer before the next meeting to see if there is anything that needs to be corrected so that it can be done before the next meeting.

Report from the Borough Engineer's Office

Mr. Azzolina noted that on Application #1411, 97 Heather Hill Road, Frank DeCarlo, he commented at the last meeting that he thought the height calculation was incorrect. The revised plans, dated August 30, 2011, have been revised to correct that deficiency. He is now taking that average elevation at the southeast corner of the dwelling being the average of the top of wall, bottom of wall elevation and then

using the elevation of 98.6 at the other corner and coming up with the correct average grade elevation of 97.49. He is proposing to drop the ridge elevation approximately one foot from what was depicted on the original submittal so he now has a conforming height of 27.99, where 28 feet is permitted in the zone. All other aspects of the plan conform to the zoning. Other than the existing non-conformities that, in the past, the Board has affirmed with a straight approval of the application, which is the lot width is 75 feet where 100 feet is required and the lot area is 8,436, where 10,000 is required, no variances are required. The FAR complies with the zone and the impervious coverage complies with the requirements of the zone.

The drainage design was reviewed and found to be acceptable. There is no modification of the existing runoff patterns. All the roof areas will be outletted to seepage pits. The driveway, with the garage-under type construction, normally will have some issues with these types of construction. This one is a little bit different. It is constructed on the knoll of Heather Hill Road so there really isn't a large contributory of drainage area to the driveway. In the event any water were to come in from the street, there is going to be a properly constructed depressed curb across the driveway opening. It really is very unlikely, unless there is a really super-duper hurricane, of any water from the street entering the driveway. Just whatever falls from the sky onto the driveway area will discharge to that seepage pit that is an entrenched drain which then discharges to the seepage pit. In the event that the seepage pit is at capacity, it then overflows into a sump pump pit in the house that will be pumped back to the pits in the rear yard and if those pits are full, he has overflow connections on the roof drains so it will back up through the system and then follow the natural contour of the land which brings you to the waterway, the small creek, in the back yards of the properties to the north, the ones on Heather Hill Court. There really is no drainage issue with the proposal. Everything else about the plan complies with the ordinance.

There are no variances other than the affirmation of the two existing non-conformities that are the lot width and the lot area. Mr. DeCarlo noted that the roof pitch will be between three and four. They designed around the zone and to follow the zone as closely as possible. On paper it works. He showed the Board a rendering of what the house is going to look like. It is similar to the house on Broadway but is a little wider. He noted that this design allows you maximize the property and get as much house as possible and still meet the zoning. It is not a traditional house.

Mr. Azzolina explained that in the past they have not required existing non-conformities to have public hearings. He is satisfied with the plan as presented. Mr. Galdi made a motion to approve the application, seconded by Mr. Laurita. All present were in favor. Motion approved. Two copies of the plan were signed, with the approval memo. One copy to the Building Department, one copy to the file.

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 8:27 PM, seconded by Mrs. Schultz. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for September 27, October 11, October 25, and November 8, 2011 at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary