

MINUTES

CRESSKILL PLANNING BOARD

SEPTEMBER 23, 2014

Mr. Vaccaro opened the meeting at 7:38 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. Morgan, Mrs. Schultz, 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 September 9, 2014, meeting. The motion was seconded by Mr. Morgan. All present were in favor of the motion. Motion approved.

Correspondence

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated September 17, 2014, sending Mr. Sokol Lumaj to this Board for approval. He would like to construct a new single family dwelling at 221 Brookside Avenue. There are no variances required. The site plan was done by Uri Rapaport Architect, AIA. Application #1454 was received September 18, 2014.

Vouchers from Mr. Schuster for services rendered relative to the Girman Application #1438M in the amount of \$1,597.40, for services rendered relative to the Cresskill Planning Board for the month of July 2014 in the amount of \$1,556.68, and for services rendered relative to the Cresskill Planning Board for the month of August 2014 in the amount of \$1,605.58. Mr. Morgan asked who checks these vouchers. Mayor Romeo stated that Ms. Nasuto checks them. Mr. Morgan made a motion to approve, seconded by Mrs. Schultz. All present were in favor. Motion approved.

Subdivision Committee

Councilwoman Tsigounis had one new application to introduce. Application #1454, 221 Brookside Avenue, Lumaj Builders, LLC, was received on September 18, 2014, and is currently under review. Mr. Sokol Lumaj and his architect were present. The architect explained that this is a typical tear down. He notes that the building coverage in the zoning table is 20.3 and that is a typo. They will take care of that. The new house will be completely conforming to all setbacks and coverages. They will be providing adequate storm water detention with seepage pits with crushed stone. There will be no variances required. Mayor Romeo noted that in the back yard of this house they are lower than the houses behind them. He wanted to make sure they take care of that. They noted that there are four dry wells going in in the properties behind them and they are all connected and aligned so he doesn't think there will be a problem. Any water that will shoot down from the back will go to either side of the house, which will have a drain as well which will be completely adequate to handle the flow. The new driveway location will be slightly shifted to the south, but it is a straight shot to Brookside Avenue. It is a flat site so there are no issues. The existing driveway doesn't work with the new home. It is a moderate 19 foot asphalt driveway

or pavers, whatever the client decides to do. They just applied to Bergen County Soil Conservation and they expect that in a couple of weeks.

Mayor Romeo asked about the garage. The garage is front loading and connected to the house. Mr. Azzolina will look at it and if it is OK they can approve it at the next meeting. Mr. Schuster asked about the footprint and the FAR. The footprint is about 2,200 square feet and the FAR is about 3,200 square feet. The second story is about 2/3 of the first floor. It is an architectural design. The roof line really cuts it so the second floor is about 2/3 of the bottom floor. The right side is pitched. It is 28 feet high.

Mr. Azzolina noted that he will give a verbal report to the applicant and if there are any minor issues they can resolve them within the next two week period for the next meeting.

Report from the Borough Engineer's Office

Mr. Azzolina noted that on Application #1452, the Mamo Application on 14th Street, he received a site plan, but the Board has not received the site plans. He spoke with Mr. Mamo today and told him that the Board needs to see it as well. Mr. Mamo told him he was going to submit it today. It is currently under review by his office and he will have comments for the next meeting.

Mr. Azzolina stated that they are looking at revised site plans for Applications 1448M, 80 Morningside Avenue, Frank & Cecelia Girman and Application #1449M, 74 Park Avenue, Richard Baretta, Jr. They received revised site plans addressing comments in his letter and they are currently under review.

New Business

None.

Old Business

None.

Other Business

None.

Resolution for Application #1450, 86 E. Madison Avenue, R&J LLC was introduced by Councilwoman Tsigounis, seconded by Mrs. Schultz. On Roll Call: Mayor Romeo, Councilwoman Tsigounis, Mr. Vaccaro, Ms. Bauer, Mr. Galdi, Mr. Morgan, Mrs. Schultz and Mr. Calder all voted yes. Motion approved. The original resolution shall become a permanent part of these minutes.

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 7:50 PM, seconded by Mrs. Schultz. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for October 14, October 28, November 11, and November 25, 2014, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary