

Regular Public Meeting of the Englewood Cliffs Planning Board
Minutes
July 11, 2013

The Regular Meeting of the Englewood Cliffs Planning Board was called to order by Chairman Edwin Fehre at 7:34 PM.

Present at Roll Call:

Mr. Fehre
Ms. Rosenberg
Mr. Trovato
Mr. Chinman
Mr. Kim, 1st Alternate

Absent:

Mr. Dooly
Mr. Duffy, 2nd Alternate
Mr. Kim
Mayor Parisi
Councilwoman Simon
Mr. Nikow
Mr. Surace, 3rd Alternate

Also Present:

Bernard Mirandi, PE, of Boswell Engineering, the Borough's consulting engineer
Michael Kates, Esq., of Kates Nussman Rapone Ellis & Farhi, the Board's attorneys.

Public notice of this meeting has been given in compliance with the Open Public Meeting Law by advertisement in The Record, The Star Ledger, and posting of notice on the municipal building bulletin board at 482 Hudson Terrace.

Flag Salute led by: Ms. Rosenberg

New Business:

Application # R-009 – Site Plan Approval w/"C" & "D" Variances
Carl Zimatore - 9 Fifth Street - Block 201 Lot 4.02

Application # R-010 – Site Plan Approval w/"C" & "D" Variances
ZNS Realty, LLC - 13 Fifth Street - Block 201 Lot 6.1

Chairman Fehre stated that the two applications are for residential construction and will be carried to next meeting.

Mr. Richard Abrahamsen of Sekas & Abrahamsen, LLC stated that he is there to request a continuation of these applications to the next meeting due to the fact that there are only 5 members present and they would require 5 votes for the applications to pass. We would like to carry without re-noticing.

Chairman Fehre agreed to carry this to the August 8, 2013 meeting without notice. He stated that the board received notice for this request as well.

Chairman Fehre stated that on the agenda is the 5th Street Improvement Plan that we would like to get some ideas from the public about.

A motion to open the meeting up to the public was made by Mr. Chinman, seconded by Ms. Rosenberg, and carried unanimously by voice vote

Mr. Hyung Jin Park of 13 6th St. stated his concerns about the drainage issues from 5th St. to 6th St. since the building of a new home on 5th St. Since the construction there has been a water issue on his and his neighbors properties.

Mr. Mirandi stated that Mr. Park's concern is with the construction that was completed on 5th St. Mr. Mirandi stated that if you have issues with the construction of the property you should contact the building dept. official.

Mr. Park stated that he doesn't have a problem with people building new homes but that the water issues have to be taken care of.

Ms. Eun Sook Choi of 9 6th St. wanted to confirm the same issue that Mr. Park has with the new construction on 5th St. she is concerned that there is no drainage system on 5th St. and how are they going to be able to build more homes there.

Chairman Fehre agreed that there is an issue since there is no drainage system on 5th St.

Mr. Mirandi stated that if any residents have concerns about the drainage you should call the DPW office and any problem with a property that is under construction you should contact the building dept. official.

Mrs. Choi is not against developing new homes just that the drainage has to be addressed.

Mr. Mirandi stated that there is no drainage as well on 6th St. water just flows down to Bayview.

Mr. Steve Rubinsky of 654 Floyd St. had concerns in regard to the entrance onto 5th St. for emergency equipment. He feels that should be addressed before any more new homes are constructed.

Mr. John Yoon of 12 6th St. agreed to the building of any new homes but should not be extremely large homes. The cost for putting in drainage on 5th & 6th St has been discussed previously at a Mayor & Council meeting and was determined to be very costly. He feels it needs to be done though.

A motion to close the public portion and adjourn the meeting at 8:00 pm was made by Mr. Chinman, seconded by Mr, Kim, and carried unanimously by voice vote.

Respectfully submitted

Caterina Scancarella
Planning Board Administrative Secretary