

# MINUTES

## CRESSKILL PLANNING BOARD

January 11, 2011

Mayor Romeo opened the meeting at 7:35 and announced the requirements of the Open Public Meetings Act had been fulfilled. He stated that the first order of business was the election of officers for the year 2011. Mr. Vaccaro nominated Mr. Galdi as Vice Chairman. Mr. Morgan seconded the nomination. All present were in favor. Motion approved. Mr. Morgan nominated Mr. Vaccaro for Chairman, seconded by Mrs. Schultz. All present were in favor. Motion approved. Mr. Galdi nominated Mr. Vieni for secretary, seconded by Mr. Morgan. All present were in favor. Motion approved. Mr. Morgan made a motion to approve Mr. Steven Schuster as Planning Board Attorney. Mr. Galdi seconded the motion. All present were in favor. Motion approved. Mr. Morgan made a motion to approve Ms. Petillo as Planning Board Recording Secretary. Mr. Vieni seconded the motion. All present were in favor. Motion approved.

Mayor Romeo turned the meeting over to Mr. Vaccaro.

Members present at roll call: Mayor Romeo, Councilwoman Tsigounis, Mr. Vaccaro, Ms. Bauer, Mr. Galdi, Mr. Morgan, Mr. Vieni, Mr. Laurita and Mrs. Schultz. Also present were Mr. Paul Azzolina, Borough Engineer and Mr. Steven Schuster, Board Attorney.

\*\*\*\*

Mr. Galdi made a motion to approve the minutes of the December 28, 2010, meeting. The motion was seconded by Mr. Morgan. All present were in favor of the motion. Motion approved.

\*\*\*\*

### Correspondence

Vouchers from Mr. Steven Schuster for services rendered relative to the Planning Board meetings for the month of November 2010 in the amount of \$2,331.25 and for the month of December 2010 in the amount of \$2,896.27. Mr. Galdi made a motion to approve, seconded by Mrs. Shultz. All present were in favor. Motion approved.

Notice from PSE&G regarding their application for re-issuance of statewide General Permit #1 – NJDEP LURP File: 0000-05-0036.1 FWW 050001, repair, replacement and maintenance of natural gas distribution mains in public rights-of-way. File.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated January 6, 2011, sending Mrs. Hyung Suk Gong, WMKH, LLC, to this Board seeking approval to continue the operation of the nail salon at 15 Broadway, #3, Horizon Square, under her management and she will re-name the salon Best Horizon Nail Spa. She is also replacing the existing store signage with the new business name. Mrs. Gong was present. She noted that everything is remaining the same. She will be the new owner of the business. The signs will be the same size as the existing ones, they are just changing the name to the new business name. Mr. Galdi made a motion to approve, seconded by Mr. Morgan. All present were in favor. Motion approved. Approval letter sent to Mrs. Gong with a copy to the Building Department and Ms. Barbara Nasuto.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated January 7, 2011, sending Mr. Phil Redisch of Grafika LLC to this Board for approval. He represents the owners of 92 Union Avenue

and they are proposing to install a permanent sign at that location. This will be a free-standing double sided sign. There are currently no signs there now. The sign will be interiorly illuminated and will be approximately 18 square feet. This will be the only sign and it allows for additional names for other tenants. Currently there is only one other tenant. Mr. Morgan made a motion to approve the sign, seconded by Mrs. Schultz. All present were in favor. Motion approved. Approval memo sent to Mr. Rossi.

Copy of Resolution from the Borough of Cresskill stating that the Borough Clerk is hereby designated as the official to make and issue certificates as to whether or not subdivisions have been approved by the Planning Board or Governing Body, and in the absence of the Borough Clerk, the Deputy Borough Clerk is hereby designated as such official. File.

Copy of Resolution from the Borough of Cresskill appointing Councilwoman Tsigounis as the Class III Planning Board Member for the term ending December 31, 2011.

\*\*\*\*

### **Subdivision Committee**

Councilwoman Tsigounis had nothing new to report.

\*\*\*\*

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

Mr. Azzolina noted that he is working on the plans for the basketball court. The specs are also in progress. The first item of business will be the soil testing. He has spoken with the consultant and hopes to get him in there in the next couple of weeks. He showed the Board the plan which consisted of the existing condition map, the proposal which shows the two courts and the existing tree area that is going to remain untouched. They are basically going to fit it in between the soccer field and the wooded area. There will be six lights around the perimeter of the courts. There will be four benches. The courts will run north-south. The amount of soil to be removed is a much lesser quantity than was removed for the tennis courts. The lights will be an identical fixture as what they are using on the tennis courts to give them the continuity of design. They will be on a timer. He has to coordinate with Rockland Electric to arrange for the service. This is going to be a little bit different than the tennis courts. For the tennis courts they were able to tap off the existing service in the community center. Here they are going to have stand-alone service from the pole that will have enough juice to power this as well as the future lights for the field.

Mr. Azzolina showed a landscape plan. They tried to mimic the design for the tennis courts and this is something he is going to discuss with the Council. He is not sure he wants to do any planting in front of the courts for a couple reasons. You have a younger crowd using the basketball courts as opposed to the tennis courts. The police might want to have a clearer view for security reasons. This can always be done as a future improvement. They are not going to fence the courts. They will be open. They are far enough away from the street and the brook is more than 50 feet away. They are about 70 feet away from the street. The backboards will probably be heavy duty fiberglass. They are not significantly more expensive than the metal ones. Color coding is another consideration. They can be any color you want.

Mr. Azzolina noted that he has an associate preparing the plans for Allen Street. He will bring the information to the Mayor and Council meeting tomorrow night.

\*\*\*\*

### **Old Business**

None.

\*\*\*\*

**New Business**

None.

\*\*\*\*

**Other Business**

None.

\*\*\*\*

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

\*\*\*\*

Mr. Galdi made a motion to go into Closed Session at 7:57 PM. Motion was seconded by Mr. Laurita. All present were in favor. Motion approved.

Motion by Mr. Galdi to end the Closed Session at 8:06 PM. Motion seconded by Mrs. Schultz. All present were in favor. Motion approved.

\*\*\*\*

Motion was made by Mr. Galdi to adjourn the meeting at 8:07 PM, seconded by Mrs. Schultz. All present were in favor. Motion approved.

\*\*\*\*

The next four regular Planning Board meetings are scheduled for January 25, February 8, February 22, and March 8, 2011 at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo  
Recording Secretary