

MINUTES

CRESSKILL PLANNING BOARD

JULY 27, 2010

Mr. Galdi 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, Ms. Bauer, Mr. Galdi, Mr. Morgan, Mr. Mozur, Mr. Vieni, and Mr. Laurita. 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 July 13, 2010, meeting. The motion was seconded by Mr. Morgan. All present were in favor of the motion. Motion approved.

Correspondence

Vouchers from Hakim Associates for Municipal Master Plan 2010 for June 1 – June 30, 2010, in the amount of \$3,007.50, and for Borough Planning Consulting April 1 – June 30, 2010, in the amount of \$65.00. Mr. Morgan made a motion to approve, seconded by Mr. Laurita. All present were in favor. Motion approved.

Vouchers from Mr. Steven Schuster for the following: Services rendered relative to the Cresskill Planning Board Application #1399, 45 Monroe Avenue, in the amount of \$882.00; and services rendered relative to Planning Board meeting for month of May 2010 in the amount of \$1,258.15; and services rendered relative to Planning Board meeting for month of June 2010 in the amount of \$1,140.55. Motion to approve from Mr. Vieni, seconded by Mr. Laurita. All present were in favor. Motion Approved.

Letter of Introduction from Mr. Edward M. Rossi, Construction/Zoning Official, dated July 23, 2010, sending Mr. Michael Jones to this Board for approval to open Hair Luxe LLC at the New Piermont Square building at 22-32 Piermont Road. Mr. Jones and his wife, Angelica, have been in the business for over 17 years and are ready to open their own salon. They are also seeking approval for the new awning with the name of the business. Mr. Jones was present. He noted that he is going to have about 1,500 square feet by the Dunkin Donuts. He knows that the awning is going to be green. He believes that there have been electrical and plumbing inspections done and that he needs them. He also needs an inspection by the State once everything is set and put into place. Mr. Galdi also noted that a Health inspection should also be done. Mr. Jones noted that initially he expects to have eight or more employees. He would like to have fifteen employees. They will be open Tuesday thru Saturday from 9:00-5:00 and may be open late on Thursday. He will try to have his employees utilize street parking. Mr. Morgan made a motion to approve, seconded by Mr. Vieni. All present were in favor. Motion approved. Letter to Mr. and Mrs. Jones stating the Board's approval and that they need to have inspections from the Building Department and Health Department. Copies of the approval letter sent to the Building Department and Ms. Barbara Nasuto.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated July 15, 2010, sending Ms. Josette Carrizzo, President of the Trips Away Travel Agency, to this Board for Approval. She would like to open up her business at the newly renovated building at 22-32 Piermont Road. She is also seeking

approval for the new awning with the name of the business. It was noted on the memo that they need Fire Official Inspection for the CO and they also owe money. Ms. Carrizzo was present and noted that they will have whatever inspections done that are required and that they have paid the money that was due. Ms. Carrizzo noted that they have 2,500 square feet and have 16 employees. They will be open Monday-Friday from 9:00-5:30. They do strictly sales and most of their business is established business from all over. Mayor Romeo suggested that they also encourage their employees to park off site. Mr. Galdi noted that this will have to be completely inspected as far as facilities and restrooms. It was noted that the permanent CO is subject to all the inspections required by the town. Mr. Morgan made a motion to approve, seconded by Mr. Laurita. All present were in favor. Motion approved. Letter to Ms. Carrizzo stating the Board's approval and that they need to have inspections from the Building Department and Health Department. Copies of the approval letter sent to the Building Department and Ms. Barbara Nasuto.

Letter of Introduction from Edward Rossi, Construction Official, dated July 20, 2010, sending Mr. Mike Mamo, on behalf of Moshi Alfassi, to this Board for approval. They propose to demo an existing home at 20 Heather Hill Court and construct a new single-family home. Application #1404 was received on July 22, 2010, and is currently under review.

Subdivision Committee

Councilwoman Tsigounis introduced Application #1404, 20 Heather Hill Court, Moshi Alfassi, (Fuat Mamo agent), which was received on July 22, 2010. This application is currently under review.

Report from the Borough Engineer's Office

Mr. Azzolina noted that he received revised plans for Application #1403, 152 13th Street, Mr. Kahn. The revision date on the plans is July 22, 2010. There is also a set of drainage calculations with a date of July 22, 2010, and a revised architectural drawing. The revised plans and calculations address the comments contained in his review letter dated July 13, 2010, with the exception of one item that he discussed with the applicants before the meeting regarding the proposed fence height. The plan depicts a five foot fence along the rear line as well as along the side line. He advised the applicant that a four foot height is the maximum permitted within the side yard area. They have agreed to reduce the height of the fence on each side line to four feet. With that modification to the plan, he recommends that the Board approve this application.

Mr. Galdi asked if there would be any sight obstruction from the fence. Mr. Azzolina explained that there is no obstruction as this is an interior lot and the fencing stops basically in-line with the front of the house. Mr. Galdi asked about the drainage. Mr. Azzolina stated that there is actually less impervious area on this site under the proposed condition than currently exists. There are parking pads and sheds all over the place on this property, so there is actually less impervious coverage. They are containing all the runoff from the roof area into a seepage pit in the back corner of the property. He doesn't see any drainage complications. Mr. Galdi asked if the seepage pit was adequate. Mr. Azzolina noted that the calculations demonstrate that the seepage pits will handle the 10-year storm from the area and actually control it for a 25-year storm. Mr. Galdi asked about the soil porosity. Mr. Azzolina explained that that is something that they monitor during the construction, so when they dig the pit, they will monitor it and check the soil type. If ground water or poor soil condition is noted they will have the applicant add another pit, but he doesn't anticipate it.

Mr. Azzolina stated that the height is in compliance with the zoning requirements and no variances are required. Mr. Galdi made a motion to approve, seconded by Mr. Morgan. All present were favor. Motion approved. Two copies of the plan were signed. One copy to the Building Department with an approval memo, one copy to the file.

Mr. Azzolina noted that he received a fax from the Board Attorney regarding the easement agreement for DeCarlo, Application #1396. He reviewed the easement description. He had some minor corrections that were made today. The correct description is dated July 22, 2010. Mr. Schuster noted that they told them that the easement is going to be extinguished on demolition of the other property as defined in the Cresskill Borough Ordinance. That is how we characterized it. This is pretty much what we asked for. Both parties need to sign the document. Once the document is signed, we can pass the resolution.

Old Business

Mr. Schuster noted that we got the proposed Master Plan and everybody should review it and we should probably talk about it before Mr. Hakim comes in. Everybody agreed to review it and discuss it at a meeting in September.

New Business

None.

Other Business

Mayor Romeo noted that he will have a Forward Planning Committee meeting probably the second week of September. It will be after the work session on September 8. They will set up committees.

Mr. Laurita brought up the parking problems by the Korean Church on County Road and Park Avenue. They park on the lawn. Mayor Romeo requested that Mr. Salvatore write a letter to request that it be checked out on Sunday.

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

Motion was made by Mr. Vieni to adjourn the meeting at 8:11 PM, seconded by Mr. Mozur. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for August 10, August 24, 2010, September 14, and September 28, 2010, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary