

# **MINUTES**

## **CRESSKILL PLANNING BOARD**

**JANUARY 26, 2016**

Mr. Morgan opened the meeting at 7:29 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

Members present at roll call: Mayor Romeo, Councilwoman Tsigounis, Mr. Morgan, Ms. Bauer, Mr. Calder, Mr. Moss, Mr. Ulshoefer, and Mr. Durakis. Also present were Mr. Azzolina, Borough Engineer, and Mr. Steven Schuster, Board Attorney.

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Mr. Ulshoefer made a motion to approve the minutes of the January 12, 2016, meeting. The motion was seconded by Mr. Durakis. All present were in favor of the motion. Motion approved.

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### **Correspondence**

No correspondence.

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### **Subdivision Committee**

Councilwoman Tsigounis had nothing to report.

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

Mr. Azzolina noted that on Application #1473, 254 Concord Street, Shahar Greenberg, he received revised plans dated December 23, 2015. He knows he submitted the plans to the clerk last week. They have been revised in accordance with the comments in his report dated December 23, 2015. He recommends that the plan be signed by the Board tonight so they can obtain building permits for that project. The resolution was done at the last meeting. All conditions have been satisfied. He had to identify what fences were remaining. He had to correct the building height to agree with the architectural drawings. He had to add some window well information, downspout locations and miscellaneous technical type of requirements, all of which have been addressed. Twelve copies have been submitted to the Planning Board. Ms. Bauer located the plans and distributed them.

A new site plan was received. Application #1474, 40 5th Street, is a knockdown almost at the end of 5<sup>th</sup> Street on the east side of the street. Mr. Lucibello would like to build a new single-family home on this property and is seeking any variances that the board deems necessary.

Mr. Matt Ross was present with a sign proposal to install 2 signs and an awning for his business "School of Rock at 50 Piermont Road. He submitted the sign renderings. He also showed the existing building in Tenafly. He will have signs on both the north and south facings. He also got approval to remove the unsightly trees a few weeks ago. Now you can see the stone facing, which is kind of pretty. They are

going to basically going to take about 1/3 of the facing of the building. They have up to a half. Mr. Schuster said that it is the square footage is how you figure it out. They are taking one of the two signs that are currently on the building in Tenafly and placing it on the building so the people going north will see it. If they don't catch that traffic, they will never see it because the other facing is already past you when you drive past it. The other sign will be on the facing of the building that faces Piermont Road. The awning is over the door in the back of the building.

Mr. Schuster asked how much frontage he had on the building. Mr. Ross noted that the dimensions are on the drawings. The signage is 168" and the building is three times that. Mr. Schuster noted that he is entitled to have basically one have the length of the building in square footage. So if you have a 50 foot building you are allowed a 25 square foot sign. Mr. Ross stated that he is closer to 1/3. The signs are backlit. Councilwoman Tsigounis noted that he is using an existing sign so that is good in that he is being green. Mr. Ross was told that the awning has to be green. For the sign, Mr. Ross noted that they are going to paint the building black behind the sign because the sign "School of Rock" is white.

Mr. Ross noted that they are almost done inside. They don't have a CO yet but hope to be teaching there by March 1. Mr. Ulshoefer made a motion to approve, seconded by Mr. Moss. All present were in favor. Motion approved. Letter of approval sent to Mr. Ross with copies to the Building Department and Ms. Barbara Nasuto.

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**Old Business**

None.

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**New Business**

None.

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**Other Business**

None.

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Motion was made by Mr. Calder to adjourn the meeting at 7:47 PM, seconded by Mr. Ulshoefer. All present were in favor. Motion approved.

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The next four regular Planning Board meetings are scheduled for February 9, February 23, March 8, and March 22, 2016, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo  
Recording Secretary