

# MINUTES

## CRESSKILL PLANNING BOARD

JANUARY 14, 2014

Mayor Romeo opened the meeting at 7:41 PM 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 2014. Mr. Morgan made a motion to leave the slate as it is with Mr. Vaccaro as the Chairman, Mr. Galdi as the Vice Chairman and Mr. Vieni as the Secretary. Mrs. Schultz seconded the motion. Mayor Romeo noted that Mr. Vieni may be moving in the near future. He suggested nominating someone to jump in and become secretary for the remainder of the year when Mr. Vieni leaves. Mr. Vaccaro nominated Ms. Bauer. Mr. Morgan seconded the motion. All present were in favor of both motions. Mayor Romeo 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. Mrs. Schultz 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, Mrs. Schultz, Mr. Vieni, Mr. Calder and Mr. Ulshoefer. Also present were Mr. Azzolina, Borough Engineer, and Mr. Steven Schuster, Board Attorney.

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Mr. Morgan made a motion to approve the minutes of the December 10, 2013, meeting. The motion was seconded by Mr. Calder. All present were in favor of the motion. Motion approved.

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### Correspondence

Notice regarding an upcoming class for New Jersey Planning Officials for anyone that needs the mandatory training. Mr. Ulshoefer is still in need of the training. Notice was given to Mr. Ulshoefer.

Flyer from Rutgers Center for Government Services for Planning & Zoning Programs for the Spring 2014 schedule. File.

Official Oaths of Office forms for Ms. Bauer and Mr. Vaccaro. Both were handed out and they must be signed and returned within 10 days to the Borough Clerk.

Vouchers from Mr. Steven Schuster for the following: Services rendered relative to the Lavon Application #1431M in the amount of \$1,033.50, services rendered relative to the Cresskill Zoning Board for the month of December 2013 in the amount of \$239.25, services rendered relative to the Cresskill Planning Board for the month of September 2013 in the amount of \$987.73, and services rendered relative to the Cresskill Planning Board for the month of October 2013 in the amount of \$1,529.53. Mayor Romeo made a motion to approve, seconded by Mrs. Schultz. All present were in favor. Motion approved.

Notice from the County of Bergen, Department of Planning and Economic Development, dated January 10, 2014, regarding Block 165, Lot 1.01, 15 Wakelee Drive Corp., Application #SD7788, the Park Avenue Subdivision, our Application #1441M. File.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated December 11, 2013, sending Mr. Ilan Cohen to this Board for approval. He would like to knock down the existing home at 20 Crest Drive North and build a new single family home. Variances will be required. No application has been received. File.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated December 11, 2013, sending Mr. Dong Shik Cho to this Board for approval to re-open his dry cleaning business at 10 Madison Avenue. He has been displaced during the construction of the new buildings. He is currently in the trailer. Mr. Cho was present. Mayor Romeo explained that there is no CO yet and they can't move into the building until they get the CO. He has to remain in the trailer until they get the CO. Mr. Schuster asked how many employees they will have. They will have two or three employees. Mr. Schuster asked if they will have a designated number of parking spaces when they move in and if they will have a sign. The answer to both questions was yes. Mr. Schuster informed them that they may have to come in for the sign. Mayor Romeo explained that the building is still a ways off from being completed. They also have a document with the builder which guarantees them tenancy in that building. They just have to wait for the CO.

Certified copy of a Borough of Cresskill Resolution 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 that in the absence of the Borough Clerk, the Deputy Borough Clerk is hereby designated as such official.

Certified copy of a Borough of Cresskill Resolution stating that Councilwoman Simone Tsigounis be appointed as the Class II Planning Board Member for the term ending December 31, 2014.

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### **Subdivision Committee**

Councilwoman Tsigounis reported that a revision for Application #1440M, 400 Eleventh Street, Ramapo Developers, LLC, was received on January 8, 2014.

Also, a revision for Application #1439, 289 Brookside Avenue, Michael Katznelson, was received on January 13, 2014.

A new application was received on January 9, 2014, for 128 & 130 Morningside Avenue and 121, 123 & 125 Park Avenue, 15 Wakelee Dr. Corp., (owner is New Jersey Synod Evangelical Lutheran Church in America), Application #1441M. This is currently under review.

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

Mr. Azzolina stated that he just received the revised plans for 289 Brookside Avenue, Michael Katznelson the other day. The firm is currently reviewing those drawings. This was the house that had the curved wall. They have thrown that design out and there were other issues with that design. They are now proposing a different home on that same property. That is the plan that he recently received that is currently under review.

Application #1441M, 15 Wakelee Dr. Corp, was just received and is currently under review.

Mr. Azzolina stated that he received the plans for Application #1440M, 400 Eleventh Street, Ramapo Developers, LLC, a couple weeks ago. His office has had the opportunity to review those plans. From his prospective, they are complete enough, if the Board wishes, to schedule a Public Hearing on the matter. He knows that the applicant is present if the Board has any questions regarding the application. Mr. Galdi asked if Mr. Azzolina was satisfied with all the drainage. Mr. Azzolina stated that he was. The

lots are relatively flat so grading is not an issue and drainage facilities have been provided. He will ultimately be satisfied. He will require some additional information but for hearing purposes, he is satisfied. The applicant asked if he could go in for subdivision as well as site plan approval at the public hearing. Mr. Azzolina stated that that is the additional information that he requested because initially the plans didn't have architectural drawings. He received those about a week ago so his recommendation is that they consolidate the application to do both at the same time. The applicant preferred to have the Public Hearing scheduled for February 11 to give him enough time to prepare and get the notices out. Mr. Morgan made a motion to schedule the Public Hearing for February 11, 2014, seconded by Mr. Calder. All present were in favor. Motion approved.

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

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Motion was made by Mr. Calder to adjourn the meeting at 8:02 PM, seconded by Mr. Vieni. All present were in favor. Motion approved.

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

Respectfully submitted,

Carolyn M. Petillo  
Recording Secretary