

MINUTES

CRESSKILL PLANNING BOARD

JANUARY 22, 2013

Mr. Vaccaro opened the meeting at 7:42 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

Members present at roll call: Mayor Romeo, Councilwoman Tsigounis, Mr. Vaccaro, Ms. Bauer, Mr. Galdi, Mr. Morgan, Mr. Vieni and Mr. Calder. 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 January 8, 2013, meeting. The motion was seconded by Mr. Morgan. All present were in favor of the motion. Motion approved.

Subdivision Committee

Councilwoman Tsigounis introduced new Application #1430, 74 Prospect Avenue, 74 Prospect Avenue Cresskill LLC, which was received on January 22, 2013. It is currently under review. Alexander, the project manager, was present. Alex noted that this was approved back in 2009. There are no changes other than there was an existing garage that was knocked down as a requirement of the town. Mayor Romeo asked Alexander if he applied in 2009 of it if was a different applicant at that time. Alexander noted that it was a different purchaser. He just picked up whatever they had on record for the property. Nothing has been changed on the property except there was a garage on the property that is no longer in existence.

Mr. Schuster asked why there is an existing and a proposed depicted on the plans. Alexander noted that there was a house and a garage on the lot when they started the whole process. The house was knocked down. They got approvals with the garage remaining on the property. About a year or two years later, the garage was in disrepair and it was requested by the town that it come down. They took the plans exactly as they were before, but they added the garage and removed the existing garage.

Mr. Vieni asked if there was an expiration date on the approval. Mr. Schuster noted that normally it is a year, but he believes the question is if the Permit Extension Act is in effect so that it would be extended and he thinks that it is, but he will have to check. Alexander noted that the owners at the time never continued with the project because of the economy. Mr. Morgan questions the approval. He vaguely remembers the property. Alexander noted that he was not there for the original approval so he can only go by the information he has. He has a letter of approval from the town. The Building Department still has copies of the previous plans that match these.

Mayor Romeo asked who the builder was at the time. It is the same owner but it is under an LLC. The owner is Eric Lapsker, but the property is under 74 Prospect Avenue Cresskill LLC now. They are requesting that the garage be put back in place. Mr. Morgan questions that the Board approved the building coverage that is on this plan. He wanted to pull the file from the previous application, which was Application #1373. Mr. Morgan noted that he remembers the one-car garage with a lean-to. This plan shows a 1 ½ car garage. Alexander stated that he has the letter of approval from the town. He has the whole file from the owner from the previous approval. There were no signed plans in the previous file, but it did contain a resolution.

Alexander noted that on the previous plans it reflected a full finished basement with a bathroom. He knows, as per a conversation he had with Mr. Rossi a few months ago, that he had to remove the full finished basement

and the bathroom due to the coverage and FAR. Mr. Schuster noted that if he so much as moves one brick over from the original application, it requires a new application. Mr. Azzolina will review his files to see what took place in 2009. Mr. Schuster stated that if he changes anything at all on the application, all bets are off and he has to file a new application. The other point of matter is that he never perfected his approval from the original application, so even though we adopted the resolution, they never perfected the application. There were conditions of approval in the resolution that never took place. The Board never signed the plans.

Mayor Romeo read portions of the memo from Mr. Azzolina pertaining to the previous application. He advised the applicant to rethink the plan. Mr. Vaccaro noted that by putting the garage in the back, he is making it a bigger house. Mr. Morgan stated that the garage was in the back but it was dilapidated and they talked about keeping it as a one-car garage and putting a carport on there because there were parts that should have been demolished. But, somewhere along the line, they were able to demolish the whole thing. Alexander said that it happened either a year or two later when there was a fine or request by the town to take it down.

Mayor Romeo told Alexander that the Board will review it and he should come back to the next meeting. Alexander said that he will bring all the paperwork pertaining to this application that he has.

Correspondence

Notice from Outreach and Education for the New Jersey Conservation Foundation about a seminar on March 19, 2013, for the 17th Annual New Jersey Land Conservation Rally. Notice given to Ms. Bauer.

Vouchers from Steven V. Schuster for services rendered relative to the Planning Board Application #1428M in the amount of \$1,528.80, for services rendered relative the Planning Board Application #1427 in the amount of \$982.80 and for services rendered relative to the Planning Board for the month of December 2012 in the amount of \$851.53. Mr. Vieni made a motion to approve, seconded by Mr. Galdi. All present were in favor. Motion approved.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated January 22, 2013, sending Ms. Patti Fritz from NW Sign Industries, to this Board for approval. She is the sign agent for M&T Bank and they would like to add the new name of the bank, where it once said "Hudson City" would now be "M & T Bank." Ms. Fritz was present and she noted that they would like to conform to the code. Mr. Schuster noted that what is there is probably more than what the code would allow. But if they are going to be using the same space that is there now, what is the difference. If they are going to be using more, than there is a difference. Ms. Fritz noted that they are replacing the existing with exactly the same size signs. Mr. Schuster noted that the sign over the doorway they may never have gotten a permit for it, but the signage has been there for a long time.

Ms. Fritz noted that they are basically changing the name and the color of the signs. They will be the same type of sign that is there. It just looks different because it is green and what is there is white. Mr. Schuster wants to do some research to determine if the signage is the same amount as what is there and if not to make sure that it conforms to the code based on the square footage of the building.

Mayor Romeo noted that if the signs are the same size as what is there, he has no objections. Mr. Schuster stated that even if it is close, he has no problems with it either. Mr. Vaccaro noted that if the signs are the same, the Board will accept the signs. Mr. Schuster will calculate it out.

Report from the Borough Engineer's Office

Mr. Azzolina had nothing to report.

Old Business

None.

New Business

None.

Other Business

None.

Motion was made by Mr. Galdi to adjourn the meeting at 8:18 PM, seconded by Mr. Vieni. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for February 12, February 26, March 12, and March 26, 2013, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary