

# **MINUTES**

## **CRESSKILL PLANNING BOARD**

**NOVEMBER 10, 2015**

Mr. Morgan opened the meeting at 7:30 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. Calder, Mr. Morgan, Mrs. Schultz, Mr. Ulshoefer, Mr. Moss 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 October 27, 2015, meeting. The motion was seconded by Mrs. Schultz. All present were in favor of the motion. Motion approved.

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### **Correspondence**

Application for Soil Erosion and Sediment Control Plan Certification for 477 11<sup>th</sup> Street, Application #1471, Nadav & Maayan Gottesman. File.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated November 5, 2015, sending Joel R. Sneed, PhD, to this Board for approval. He is a licensed clinical psychologist (in New York and New Jersey) and would like to offer his services of private psychotherapy sessions for adults at 145 County Road. The building owner is Olga Milanos. He has received training from the University of Massachusetts Amherst and post-doctoral training in psychoanalysis at Columbia University. He is also a Director of Clinical Training of Queens College CUNY. Dr. Sneed was present. He noted that there are two offices and he is trying to rent the small office that is about 500 square feet. He is a full time professor at Queens College. There will be no other staff. He has a very small practice. He has been practicing about 10 years and usually has as many as 10-12 at his max to as little as three in a week. His primary job is as a professor of psychology and he has a research program that he runs at Queens and at Columbia University. That is his primary thing. This is just a little side thing to keep him interested. He had a practice in the city on Columbus and 86<sup>th</sup> for many years and he stopped in September and he still has three patients and wanted an office at least through the end of the year and will see how things go and maybe pick up a full day of patients here and if that happens maybe he'll expand and see how things go. He likes to have about one day of private practice. He lives on Churchill Road. He is a big chess player and has written three books on chess. He is talking to the Rec Center about doing a course for them. Mr. Calder made a motion to approve, seconded by Mr. Ulshoefer. All present were in favor. Motion approved. Letter of approval sent to Dr. Sneed with copies to Mrs. Barbara Nasuto, Mr. Rossi, the Fire Department, Police Department and Health Department.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated October 27, 2015, sending Mr. Doojin Chung, in care of Truman Capital Advisors, to this Board for approval. He would like to construct a new single-family residence at 70 Jackson Drive. Application #1472 was received on November 3, 2015. Mr. Azzolina stated that this is a knockdown. The house next door has already been knocked down without plans for redevelopment.

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**Subdivision Committee**

Councilwoman Tsigounis introduced Application #1472, 70 Jackson Drive, Doojin Chung, which was received November 3, 2015, and is currently under review. Mr. Azzolina noted that he has received it but has not yet reviewed it.

Councilwoman Tsigounis also noted that a revised plan for Application #1469, 16 Westervelt Place, Home Tree Investment Group, was received November 2, 2015. Mr. Azzolina noted that it has an appearance of a flat roof with gabling behind. As he looks at the plans, the architectural plans are a little sketchy and it is tough to tell. As he looks at the elevations, it appears to be deceiving.

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

Mr. Azzolina stated that the applicants for Application #1469 were here four weeks ago and submitted the plans without enough advance time for him to do a review for the last meeting. He now has reviewed the drawings and one of his discoveries just this afternoon very late, and he gave the engineer a call, is that the plans as presented are actually going to require an FAR variance. This lot is a 61 foot wide lot and it has a limitation where you consider the area only within 125 feet. The plans as presented the first time, and his office didn't catch it on the original plan, they had calculated it on the entire lot area. Essentially, this house is too big for the lot. It would either have to be redesigned to be compliant with the FAR or the alternative is to go to the Zoning Board and seek that FAR variance along with their other variances, which are quite numerous on this. They are looking for side yard, combined side yard setbacks, minimum side yard setbacks and others. The FAR would be in the 42% range vs. the 36.8% permitted range. This is kind of the poster child for what the ordinance is trying to achieve with limiting the development on the lot for properties that are very deep as opposed to not very wide. They do not yet know that the FAR is not compliant. He only discovered that late this afternoon. He tried to reach the engineer but he was not in. He will discuss that with them and also there are some inconsistencies on the architectural drawings. It is hard to figure out exactly what the proper dimensions of the dwelling are. They have the ability and they may choose to make the dwelling smaller or they may have to go to the Zoning Board. The Zoning Board would have the ability to review the entire application. If they go to the Zoning Board, in essence, Mr. Azzolina will be reviewing it for them anyway. The same standards would apply.

Mayor Romeo noted that if they do the FAR right they won't have to go to the Zoning Board. Mr. Azzolina agreed and stated that they based the size of the dwelling on the entire area instead of the 125 feet. It is a pretty significant difference and they missed it on the first go round. He will give them a call tomorrow and let them know and go from there.

Mr. Azzolina noted that on Application #1471, 477 11<sup>th</sup> Street, Gottesman, he prepared a memorandum dated October 27, 2015. The applicant has submitted revised drawings to him, which he did not submit to the Board. His comment was going to be that he addressed the majority of his comments. One comment he did not address was that he asked for a signed and sealed copy of the survey which was the basis for his site plan. He did not submit that. Mr. Azzolina assumes that he has it and just didn't provide a copy. He sent Mr. Lavon an e-mail telling him to give that to him. He thought he was going to be here tonight. He also assumed that he submitted the plans to the Board. Since he did not, we can't sign off on the plans tonight anyway.

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**Old Business**

None.

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**New Business**

None.

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**Other Business**

Mr. Moss questioned the signage on Three Brothers Pizza and the Madison Café stating that they are open. He doesn't think it reflects well any longer. Mr. Calder noted that there are still signs up from the Mariner's Bank opening in September. And the Salon has four signs up in a one block area saying they are hiring. Mr. Moss wants to welcome them and we want them to do well, no questions about it, but balance it out. He thinks it is time for the signs to come down. Mr. Schuster asked if they ever got approval for the directory. He didn't think it got approved. Mr. Azzolina's recollection was that it was approved. They had submitted a revised plan that Costa prepared showing it being clear of the line of sight and clear of the proposed intersection improvement.

Mayor Romeo stated that he has shown leniency on this because he really wants these guys to get established and let everybody know that they are in there. By December 1, we will start having them take them down. He knows it looks a little carnivalish but he wanted them to get established and didn't want them to struggle if they didn't have to. In a lot of other towns there are a lot of empty stores. We don't want that so we want them to get established. All the apartments are also rented.

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Motion was made by Mrs. Schultz to adjourn the meeting at 7:52 PM, seconded by Mr. Durakis. All present were in favor. Motion approved.

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The next four regular Planning Board meetings are scheduled for November 24, December 8, December 22, 2015, and January 12, 2016, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo  
Recording Secretary