

MINUTES

CRESSKILL PLANNING BOARD

NOVEMBER 25, 2014

Mr. Galdi opened the meeting at 7:36 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, Mrs. Schultz, Mr. Calder, and Mr. Ulshoefer. Also present were Mr. Azzolina, Borough Engineer, and Mr. Steven Schuster, Board Attorney.

Mr. Morgan made a motion to approve the minutes of the November 11, 2014, meeting. The motion was seconded by Mr. Ulshoefer. All present were in favor of the motion. Motion approved.

Correspondence

Application for Soil Erosion and Sediment Control Plan Certification for 1 County Road, Application #1455. Copy to Mr. Schuster. File.

Letter of Introduction from Mr. Edward Rossi, Construction Official, dated October 14, 2014, sending a representative of G. Lita III, LLC to this Board for approval. They would like to open a pizza restaurant at 10 Madison Avenue. Mr. Gus Lita was present. Mr. Lita noted that he has the application with the Building Department. He is asking for outdoor seating as well. The name is Three Brothers Pizzeria and Restaurant. Mr. Galdi asked about the outdoor seating. Mr. Lita noted that the seating is at the corner of the building. He has between 30-35 seats indoors. There are plenty of parking spots and they have designated parking spots as well. He will have 5-7 people working there. Mr. Azzolina noted that the plan already shows a patio area there. He plans on opening by the end of February or the beginning of March. He already has the green sign with white lettering. Mr. Galdi made a motion to approve, seconded by Mrs. Schultz. All present were in favor. Motion approved. Letter to Mr. Lita stating the Board's approval with copies to Ms. Barbara Nasuto, Mr. Edward Rossi, the Fire Department, the Police Department and the Health Department.

Subdivision Committee

Councilwoman Tsigounis note that a new Application #1457, 153 Truman Drive, Selim Rusi, Jr., was received on November 19, 2014, and is currently under review.

Also, a revised plan for Application #1455, 1 County Road was received on November 14, 2014.

Report from the Borough Engineer's Office

Mr. Azzolina stated that plan that was received for Application #1455, 1 County Road, was actually the architectural plan that he spoke of at the last meeting. He received it the next day. Mr. Galdi asked if he

was satisfied with it. Mr. Azzolina noted that his office has performed a completeness determination on this application and find it to be substantially complete as presented. There are some minor modifications that will be required. He has discussed them briefly with the applicant's engineer today. They will ultimately revise the plans in accordance with his comments. The first step in the process once the application is deemed complete is to schedule the hearing. He did discuss some notice issues with the applicant that they are aware of. Mr. Azzolina stated that pending the successful resolution of those matters, the plans can be considered for a hearing at the Board's earliest convenience.

Mr. Azzolina noted that he is currently reviewing Application #1457, 153 Truman Drive, Selim Rusi, Jr.

Mayor Romeo asked if the problem with the names on the Willow Glen application is going to be resolved. Mr. Schuster noted that they should be resolved without too much problem. He wants to make sure that is done so he has a hearing that is going to be good. Mrs. Schultz is going to get the information regarding the head of the new owners and where they live and Mr. Azzolina asked her to provide it to Louise at the Borough Hall so she can add it to the list that she is going to provide to the applicants.

Mr. Azzolina noted that it is deemed complete on his end. He spoke with the applicant's engineer this afternoon and he is going to provide supplemental information at the beginning of next week, which is enough time for him to prepare a report for the next meeting. Councilwoman Tsigounis asked what the maximum height is in this zone. Mr. Azzolina noted that the maximum height in this zone is 35' to the median of the roof. This now complies based on historically the way we've interpreted the code which is based on the proposed elevation at the two front corners of the building as opposed to the existing corners.

Mayor Romeo asked if there were no variances needed. Mr. Azzolina stated that he has not looked at all issues relative to it, but as presented the position of the applicant is that there are no variances other than the height. Mr. Galdi made a motion to schedule the Public Hearing for December 9, 2014, seconded by Mr. Morgan. All present were in favor. Motion approved. The attorney for the applicant was present and informed of the date.

Mayor Romeo asked Mr. Mullen where the name Willow Glen came from. Mr. Mullen noted that it is a generic name used. It came from their marketing people. Some of the Board members like the name the Willows better and Councilwoman Tsigounis asked if they could bring that name back to the marketing people and see if they would be willing to change it. Mr. Mullen said he would mention it.

New Business

None.

Old Business

None.

Other Business

None.

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

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

The next four regular Planning Board meetings are scheduled for December 9, December 23, 2014, and January 13, and January 27, 2015, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary