

MINUTES

CRESSKILL PLANNING BOARD

DECEMBER 23, 2014

Mr. Vaccaro opened the meeting at 7:33 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, 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. Galdi made a motion to approve the minutes of the December 23, 2014, meeting. The motion was seconded by Mr. Calder. All present were in favor of the motion. Motion approved.

Correspondence

Letter from Mr. Paul Azzolina to the Planning Board dated December 17, 2014, regarding Application #1455, stating that in accordance with the requirements of Section 29 (Fees) of Chapter 38 (Land Use Procedures) of the Cresskill Code, he recommends that the initial legal and engineering review services escrow amount be established at \$15,000. In this regard, he notes that the applicant has previously deposited \$3,000 and is therefore required to deposit the additional funds totaling \$12,000 not later than December 31, 2014. A copy of this letter was sent to Mr. James P. Mullen, Esq., Pulte Group via e-mail. File.

Letter of Introduction from Mr. Edward M. Rossi, Construction official, dated December 12, 2014, sending Mr. Avi Oron to this Board for approval. He would like to construct a new single family residence at 59 Westervelt Place. Application #1458 was received on December 18, 2014. Mr. Oron was present. Councilwoman Tsigounis introduced Application #1458, 59 Westervelt Place, Chika LLC/Avi Oron, received December 18, 2014, is currently under review. Mr. Azzolina explained to the applicants before the meeting that he just received the plans and they will review it for code compliance and he will report back to the Board at the next meeting, which is January 13, 2015. The zoning table presents no variances, but he will have to confirm that and look at the architectural drawing and check the FAR. If everything is in accordance with the code, he will recommend that this plan be approved at that time. If there is anything minor that needs to be corrected in the meanwhile, he will touch base with the architect and engineer and will try to resolve everything before the next meeting.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated December 16, 2014, sending Mr. Necdet Apcin to this Board for approval. He is the tenant at 174-180 Piermont Road, Samdam Mediterranean Restaurant and is requesting approval to set up an outdoor dining area as shown on the attached drawing. It will be behind the sidewalk along Piermont Road. Myron, the architect, explained that Phase 2 of the plan cannot be done because they don't own the property on the side of the restaurant. They are going to go back to Phase 1, which is on Piermont, which shows 28 seats. Mayor Romeo explained that the property to the left of Samdam is owned by the Borough. The seating in the front will be similar to the restaurant next to Samdam's. Mr. Morgan questioned the safety in the front as we discussed prior. Mayor Romeo noted that we gave it to the first restaurant so he would just continue that to the second restaurant.

Mr. Schuster asked how big the planters were going to be because the planters were kind of small at the first restaurant. Mr. Apcin stated that they will be the same size as Spasso's are. Mr. Schuster stated that that is his point. There is not much substance there. Myron noted that there are seven tables of four seats each. Mr. Azzolina stated that Mr. Rossi had multiple discussions with the original applicant on the planters. That size was determined to be acceptable. Quite honestly, a planter of any size is not going to stop an errant motor vehicle. Mayor Romeo stated that he is matching what Spasso's did.

Mr. Morgan asked if he had other plans. Myron noted that this is the plan he is going to use. It shows seven tables of four each and five planters and the planters are absolutely going to be similar to what Spasso's used. Mr. Galdi asked if they were going to have the same amount of protection. Myron noted that aesthetically it is going to be nice. Mr. Ulshoefer stated that he has no problem with the way it is, but suppose they added an additional planter or two for more privacy. If he was sitting at a restaurant, he would like to not see cars whizzing by as he was eating outside. He likes to eat outside when the weather is nice, but if he added an additional planter or two so the people that are dining have a little bit more privacy if that is possible. Mr. Apcin said maybe some more plants. Mr. Ulshoefer said Piermont can be a very busy street. Myron noted that the planters were 18" high but the vegetation can be much higher.

Mr. Morgan asked about access from the restaurant to this area. Mr. Apcin said there is access from the side door. Mr. Galdi made a motion to approve, seconded by Mr. Morgan. All present were in favor. Motion approved. Approval memo sent to Mr. Apcin, with copies to Ms. Barbara Nasuto, the Building Department, the Police Department, the Fire Department, and the Health Department.

Subdivision Committee

Councilwoman Tsigounis introduced the new application during correspondence.

Report from the Borough Engineer's Office

Mr. Azzolina covered his report during correspondence.

Old Business

None.

New Business

None.

Other Business

None.

Mr. Vaccaro opened the meeting to the public. There were a few people present that thought there was going to be some more discussion about the Willow Run property. They had concerns about the traffic and the bus stop. Mayor Romeo explained that the project has already been approved and that the bus stop concerns are in the hands of the County since it is a County road and they are waiting to hear back from the County.

Mr. Ulshoefer made a motion close the meeting to the public. Mr. Calder seconded the motion. All present were in favor. Motion approved.

Motion was made by Mr. Galdi to adjourn the meeting at 7:46 PM, seconded by Mrs. Schultz. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for January 13, January 27, February 10, and February 24, 2015, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary