

## MINUTES

### CRESSKILL PLANNING BOARD

FEBRUARY 10, 2015

Mr. Galdi opened the meeting at 7:37 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. Galdi, Mr. Morgan, and Mr. Moss. Mr. Vaccaro arrived at 7:46. 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 January 13, 2015, meeting. The motion was seconded by Mayor Romeo. All present were in favor of the motion. Motion approved.

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#### Correspondence

Copy of letter from the County of Bergen, Department of Planning and Economic Development, dated January 14, 2015, to Frank Barretta, regarding 74 Park Avenue, Application #1449M, granting *conditional* approval as set forth in the enclosed Joint Report. File.

Copy of letter from the County of Bergen, Department of Planning and Economic Development, dated January 14, 2015, to Frank Girman, regarding 80 Morningside Avenue and Park Avenue, Application #1448M, granting *conditional* approval as set forth in the enclosed Joint Report. File.

Letter of Introduction from Mr. Edward Rossi, Construction Official dated January 23, 2015, sending Jong Kim and Injoo Kim to this Board for approval. They wish to move their established business, Young's Cresskill Liquor, at 21 Union Avenue, where they have done business for over 10 years, to the new building at 35 Union Avenue. They would also like to put up new signage with the name of the business. The owners were present. Ms. Kim explained that they would like to move Cresskill Liquors from where they are to the new building when it is ready. Mayor Romeo asked Ms. Kim when the landlord thinks this building will be ready. Ms. Kim noted that she was told the end of February. Mayor Romeo told her to be cautious because we have not had any application for them to come in for COs. Mr. Galdi stated that we have to make sure that the building is all inspected and everything is approved. They also have to come back and tell us what kind of sign they are going to put up and the size. Ms. Kim noted that they are going to do that later. They would just like to let the Board know that they would like to move there. Mr. Galdi told them to check with landlord as far as calling in to make the complete inspections. Once they make their inspections and it is all improved for tenants, then they can come in for approval.

Mr. Schuster asked how many square feet they are renting out. Ms. Kim said they were renting out 1,700 square feet. They will be the middle store. Mayor Romeo noted that we don't have applications from Mr. Wolfer for certificates of occupancy yet. He asked both applicants that were here for this building to get back to Mr. Wolfer to make sure that those COs have been issued and then it will be fine for them to move into the stores. Mr. Schuster asked about parking spots. Mayor Romeo noted that there were no parking spots. He also stated that before they put up a sign they need to come back to this board for approval for the signs. Mr. Morgan made a motion to approve subject to Mr. Wolfer obtaining the CO, seconded by Mr. Calder. All present were in favor. Motion approved. Letter sent to Mr. & Mrs. Kim, with

copies to Mrs. Barbara Nasuto, the Building Department, the Police Department, the Fire Department, and the Health Department.

Letter of Introduction from Mr. Edward M. Rossi, dated January 23, 2015, sending Cem and Diane Arpac, owners of Salon Q, to this Board for approval. They would like to move their established business in Tenafly, where they have done business for over seven years, to the new building at 35 Union Avenue, where they can offer their clients various beauty needs. Ms. Diane Arpac was present. She noted that she would be occupying the store farthest to the west and will be occupying 2,075 square feet. It will be a hair salon and spa. They will be doing nails, pedicures, facials and massages. They have a business in Tenafly on hair only and they have outgrown it. They have realized that a lot of their clients come to them for hair, go someplace else for nails, another place for facials, so they are trying to get the best of people in the area and have a one-stop beauty shop. Ms. Arpac showed a plan that they had done with their millworks guy, Salon Interiors, in Hackensack. They will have 10 stations for 10 hairdressers. They would have eight. They have a color area for applying color. They have a shampoo and set area. In the back is a spa area. There are four manicure chairs and three pedicure chairs. There are three treatment rooms. There is a staff room and a bathroom.

Mr. Morgan asked about the sign. Ms. Arpac noted that they will come back for the sign. She explained that there is an arch in the building. She is assuming from Mr. Wolfer that that is where the sign would have to fit into. She has all the parameters of what is allowed. She will not order it until she comes back. Mr. Morgan made a motion to approve, seconded by Mr. Calder. All present were in favor. Motion approved. Letter sent to Cem and Diane Arpac with copies to Mrs. Barbara Nasuto, the Building Department, the Police Department, the Fire Department, and the Health Department.

Letter of Introduction from Mr. Edward M. Rossi, dated January 26, 2015, sending Ms. Gina Lucibello to this Board for approval. She would like to open a gift shop at the 22B Union Avenue. She will be offering homemade chocolates and other homemade goods. She would also like to put up a sign with the name of her store. Ms. Lucibello was present. She noted that Sweet Spot was previously at this location. She presented the Board with a picture of the awning. She knows it has to be green. The store is about 750 square feet. It is a gift shop with home gifts, children's gifts, accessories, chocolates and the like. There is no parking in the back. The shop is already set up for her. She does not have to do anything to the store. Mr. Morgan made a motion to approve, seconded by Mr. Calder. All present were in favor. Motion approved. Letter to Ms. Lucibello, with copies to Mrs. Barbara Nasuto, the Building Department, the Police Department, the Fire Department, and the Health Department.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated January 23, 2015, sending Ms. Amy Kalt to this Board for approval. She would like to maintain her retail business at 26 E. Madison Avenue. The patrons really enjoyed the store and were back many times. Ms. Kalt was present. Mayor Romeo asked if this was in the building next to the dog groomer. Ms. Kalt noted that it was and it is in the back of the building. This was there temporarily before the holidays. Ms. Kalt explained that it was really unbelievable. The customers kept coming back. It was truly amazing for someone that didn't have a front space. The guy in the front is insurance. She was selling scarves, handbags, jewelry and stuff like that. She has maybe 500 square feet total. It is all on one floor. There are parking spots in the back. She is the only employee. The other occupancy is home inspection and they are only there half a day.

Mayor Romeo asked if there was a limitation on commercial occupancies in a building. There is an office and a retail spot that both seem to be working out well. Mr. Schuster noted that there is office space in there and now you have retail so it is a mixed use building. At the far end of these buildings you have an accountant. Mayor Romeo noted that that strip is commercial. Mr. Schuster stated that there is a dog groomer that also boards now. Mayor Romeo noted that the accountant lives upstairs so now you have residential and commercial or office space, you have a restaurant, which is commercial, and you have this particular building which is commercial and office. Mr. Schuster explained that as long as they are all permitted uses, he doesn't know that there is any specific limit on how many business you can have in there except obviously you have requirements for parking and other things you would have to have there and he doubts they are complying with that just based on what he has been told. Parking is a recurring problem and they all have to park somewhere.

Mayor Romeo noted that she is making a go of it and is doing well. Mr. Morgan made a motion to approve, seconded by Mr. Galdi. All present were in favor. The name of the business is Trend. Mayor Romeo requested that she not put up the sign until she comes back for approval on the sign. Letter of approval sent to Ms. Kalt with copies to Mrs. Barbara Nasuto, the Building Department, the Police Department, the Fire Department, and the Health Department.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, sending Doctors' Medical Express, Ms. Melanie Whitney, to this Board for approval. She is proposing to change the name on the existing signs and awnings on the building for the Doctor's Medical Care. There are three awnings and two aluminum signs, all existing. All the images and measurements are attached. Ms. Whitney was present. She explained that it is going to be a walk-in clinic. Their hours are going to Monday-Friday, 8:00 AM to 8:00 PM, Saturday 8:00-4:00 and Sunday 8:00-2:00. They are right next to the pharmacy and got the CO last week. This is just to put up the awnings. There is already an existing light up sign in the front. They are just changing the cover on it. There is an existing light up sign on the back of the building. The awnings have been taken down but they have not done anything to them yet. They are going to be the forest green with white writing. On the front there is going to be an awning with Doctors' Medical Express with the phone number. Everything was there. They are not changing anything. Mr. Schuster said he thinks they are over what they are supposed to be but if it is not bigger than what was there before they should be alright.

Ms. Whitney noted that there is an awning over the entryway in the front and a light up sign. The other two signs are in the back by the parking lot. Mr. Schuster asked if the signs were going to be the same size but different lettering. Ms. Whitney said all they were doing is changing the lettering. Everything is already there. In the back, one illuminating sign is attached to the building and the awning goes over the entryway. Mr. Schuster noted that they don't have the dimensions of the building which indicates the overall square footage of the signage. He explained that the sign square footage is a function of how many square feet of building frontage you have. As a practical matter you are not increasing what is there already so even if they are over, as long as nobody has a problem with that, it shouldn't be a problem. As far as illuminating signs, again, these are existing illuminated signs even if they are not permitted.

The awnings are going to be green with white lettering. The illuminated signs are going to be white with red and black writing. Mr. Morgan made a motion to approve, seconded by Mr. Calder. All present were in favor. Motion approved. Letter sent to Ms. Whitney with copies to Ms. Barbara Nasuto and the Building Department.

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#### **Subdivision Committee**

Councilwoman Tsigounis introduced Application #1460, 52 Grant Avenue, Eminent Properties 52 LLC, which was received on January 21, 2015, and is currently under review.

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

Mr. Azzolina noted that he received the plans for Application #1460, 52 Grant Avenue, Eminent Properties 52 LLC. He did a preliminary review and draft memo and will finalize it and distribute it to the applicants towards the end of the week. The property has a number of environmental issues associated with it being adjacent to the Tenakill Brook. They have filed applications with the DEP that he is aware of, both wetlands and flood hazards. His recommendation is that they get those permits first because whatever the State determines from their end, will supersede what this Board requires. Once those permits are in place, the site plan will require several revisions in order to comply with the Borough ordinance. In general, they are proposing to demolish the existing dwelling and construct a single-family

dwelling. He doesn't believe he received architectural drawings. That would be something that should be submitted as part of the application, so he is not certain of the size of the dwelling. The engineer on the project, Bill, was present and he noted that it is a proposed two-story building. His office did the site plan and did the plans that went to NJDEP. He did speak with Mr. Andrews this week and he wanted a couple minor revisions. He knows Mr. Cook of Eastern States Environmental, who is dealing with the wetlands portion of it, had a couple minor changes which they asked them to change, and after they saw them, they made them change it back to the original. They are working with both departments and it seems to be moving along nicely at this point. The applicant has also made application to Bergen County Soil Conservation District and they are awaiting that approval.

Mayor Romeo asked the owner if he is going to live in the house. The owner said he was. The engineer stated that there will not be a basement because it is not permitted by NJDEP. Mr. Azzolina stated that the plan is currently under review and he will finalize the memo and once the revised plan is submitted and the DEP approvals are received he will report to the Board. The corporation owns the property and there are no variances required. It is 100% conforming to the zoning ordinances. Mr. Azzolina asked them to submit the architectural drawings.

Mr. Azzolina noted that he reviewed Application #1459, Mr. and Mrs. Boiardi, 41 Beechwood Road. He prepared a memo dated February 10, 2015. Mr. Frank DeCarlo was present. He will be building the house for the owners. He was provided a copy of the memo. Basically it is a knockdown of the existing home which has already been completed. He proposes to redevelop the site with a single family home that conforms to the FAR and the impervious coverage and the building coverage limitations. No variances are required with respect to the new dwelling. There is an existing non-conformity with respect to the width of the property. That is noted in the zoning schedule as being an existing non-conformity. The frontage is 63.92, where 100 feet is required in the zone. Past practice of the Board has been to not require public hearings on existing non-conformities so he asks that the Board confirm that that is the thinking for this application. Once the plans are revised in accordance with the memo, at the next meeting he would be able to advise the Board to approve the plans.

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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. Mr. Basil Konstantinidis was told to come in tonight by Mr. Rossi. He is interested in the Hamrah's property. He is interested in putting in a salon and spa there. He is looking to buy it, the building and parking lot. He came upon this a couple months ago and he is trying to find information on the upper level. Supposedly they were not allowed to use that. Mayor Romeo noted that when the property was initially developed, when it was originally granted, there was not enough parking in that particular space to use all of the retail area. She didn't own across the street at that time. They limited the use of that property to just the first floor, offices on the second floor.

Eventually she moved clothes to the second floor and they went in and shut her down because she didn't have enough parking for the square footage of the store. That was the formula at the time. She then bought next door, but she never really used the upstairs after that.

Mr. Konstantinidis thought that the parking lot was half leased out to the shopping center that is in the front. Mr. Schuster noted that if she has the spots there that is one thing, but if she leased them out to somebody else, that is a different story. Mr. Konstantinidis noted that one section is leased out to the shopping center and one section is leased out to Kia for some car storage. He thought they would be taking the Kia portion back. Mr. Konstantinidis noted that they are just going to have eight treatment rooms upstairs for massage, facials and so on. They are moving their business from Tappan, New York.

Mayor Romeo drew a diagram of the property and asked Mr. Konstantinidis his intentions of the property. Mr. Konstantinidis stated that that would come later down the line. What his intentions might be would be to build very nice apartments for his employees on the piece of property that Mayor Romeo was referring to. Mayor Romeo noted that that probably wasn't going to happen. Mr. Konstantinidis asked what the town would like to see there. He would like parking there more than anything and then build something on top. Mr. Schuster suggested park land. Mayor Romeo stated that he really couldn't answer him on that but they would look favorably on the salon and the parking. But the L-shape is what is up in the air which is currently zoned as Professional and Laboratory and Research (P&L).

Mr. Schuster wanted Mr. Konstantinidis to understand that what is being discussed is not binding and he is coming here with some conceptual thing and nobody is agreeing to anything. Mr. Konstantinidis noted that they want to purchase it as a package because they need the parking lot and they probably will need more parking later. Councilwoman Tsigounis stated that he should keep in mind that whatever his intentions are it may involve a use variance and when a use variance is involved, it involves a public hearing and history has been proving to us that the public is very much against additional housing because of the schools. Mr. Konstantinidis noted that he would love to find a way to not impact the schools, say make it 65 and over.

Mayor Romeo asked Mr. Azzolina how the parking works. Mr. Azzolina noted that the parking is a function of the use. Mayor Romeo asked him to find out how many spaces he would need to use the full building. Mr. Azzolina said he would look to see what he has in his files. Mr. Konstantinidis noted that he would have some offices on the second floor. He said there are about 5,400 square feet downstairs and about 4,500 square feet upstairs. They are not going to close off anything and would relocate the stairs and put in an elevator so they are ADA compliant. Mr. Moss's wife has been going to their salon for about 15-20 years and their salon is not just any salon and he thinks it is pretty unique. He thinks it would add something to Cresskill. It is not any salon. It is male and female and in this place they would do a separate male area.

Mr. Morgan asked why he was considering the move. Mr. Konstantinidis noted that they are in a shopping center right now in Tappan, New York, right on the border of Northvale. They went there for parking and they were going to purchase the place but it floods and it has other issues. This is a better situation. They will get Kia out and have enough parking. He will probably have 25 employees, but not at one time. They will probably do a seven-day-a-week thing for convenience. Mr. Azzolina asked what the maximum number of employees would be during the busiest shift. Mr. Konstantinidis stated that it would be about 20. They would expand a little, but would also be making more room for themselves.

Mr. Galdi made a motion to close the public portion of the meeting. Mr. Moss seconded the motion. All present were in favor. Motion approved.

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Motion was made by Mr. Galdi to adjourn the meeting at 8:27 PM, seconded by Mr. Calder. All present were in favor. Motion approved.

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Cresskill Planning Board Minutes, February 10, 2015

The next four regular Planning Board meetings are scheduled for February 24, March 10, March 24, and April 14, 2015, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo  
Recording Secretary