

MINUTES

CRESSKILL PLANNING BOARD

February 22, 2011

Mr. Galdi called the meeting to order at 7:32 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, Mr. Laurita and Mrs. Schultz. Also present were Mr. Paul Azzolina, Borough Engineer and Mr. Steven Schuster, Board Attorney.

Mr. Morgan made a motion to approve the minutes of the February 8, 2011, meeting. The motion was seconded by Mr. Laurita. All present were in favor of the motion. Motion approved.

Correspondence

Letter of Introduction from Mr. Edward M. Rossi, dated February 18, 2011, sending Mr. Tony Kim, Manager, and Mr. Fred Lee, Owner, to this Board for approval. They wish to open a fashion accessory business at the Horizon Square Mall, 15 Broadway, called Luxe Boutique. This store will offer upscale assortments of fashion accessories, handbags, jewelry, watches, shoes, sunglasses, and beauty products. Mr. Kim and Mr. Lee were present. Mr. Kim noted that they already run two other businesses, the Golf Shop in Wayne and the Fashion Apparel Shop in Tenafly. This will be their third store. This store will carry mid to high-end accessory products. This space used to be a jewelry store so there is not much that they have to change. They will sell handbags and accessories. Mr. Galdi asked about the awning. Mr. Kim noted that the awning is already there, but they have to change the name on it. Mr. Galdi made him aware that it has to remain green. Mr. Kim is aware of that.

Mr. Morgan asked about employees and hours. Mr. Kim noted that they will have three employees for now and their hours will be 9:00 AM to 6:00 PM or 9:00 AM to 7:00 PM. They will not be open on Sundays. Mr. Laurita made a motion to approve, seconded by Mr. Morgan. All present were in favor. Motion approved. Letter of approval sent to Mr. Lee, with copies to the Building Department and Ms. Barbara Nasuto. Mr. Kim noted that they hoped to open within the next month. He is having the fire inspection done tomorrow.

Subdivision Committee

Councilwoman Tsigounis had nothing new to report.

Report from the Borough Engineer's Office

Mr. Azzolina noted that he has completed his review on Application #1406, Mr. and Mrs. Anthony Corona, 78 Prospect Street. He has prepared a report, dated February 21, 2011, and distributed it to the Board.

In general, he finds the application to be substantially complete. There are some technical issues that need to be added to the plan and addressed by the applicant's engineer. He has spoken to the applicant's engineer, as well as the applicant (right before the meeting). As the Board is aware, variances are required in connection with the applicant's proposal. He feels the plan is complete enough to entertain a Public Hearing if the Board is willing to do so.

Some of the variances as presented in their Zoning Schedule are existing non-conformities associated with the property itself. It is a non-conforming lot. The lot should be 10,000 square feet in area and it is 4,900. It should be 100 feet wide and it is 50 feet wide. It should be 100 feet deep and it is only 98 feet deep. Those are the existing non-conformities associated with the lot. Beyond that there are certain variance conditions that will be created by the construction of the new home. They are looking for side yard variances for one side yard of 10.21, where 15 feet would be required; the combined side yard would be 20.42 as opposed to 35 that would be required on the 100 foot wide lot. On the front yard setback, they are proposing a 20 foot setback to the open porch on the home, whereas 25 feet is required in the zone. That, however, is a slight improvement to what currently exists on the property now, which is a 18.91 foot setback. Mayor Romeo asked if the house would be in line with the other houses. Mrs. Corona stated that it would be.

Mr. Azzolina stated that the FAR is definitely compliant. The height can be made compliant. That is one of the things that he is questioning is the information presented on the architectural drawings that he had obtained from the builder so he is able to verify the height. There is about a one foot difference between the height as calculated on the architectural plans versus as computed on the engineer's plan. Per his calculations, they would be slightly above 28, but they could adjust the grade at the foundation to compensate for that. He doesn't believe there will be a height issue with the structure. They just need to reconcile the information presented on the architectural versus what is presented on the engineering site plan. The building coverage will need a variance as well.

Mr. Azzolina noted that the primary issue that he had relative to the site was that he wanted to confirm that the land area truly exists the way it is shown because there are two fence lines on each of the properties that are different by about two feet from where the property lines are. Sometimes when you survey a property from one end, you bring a dimension down and it may not match the other. He has asked their surveyor to confirm that all the properties basically have the land area that they are supposed to have.

Mr. Azzolina believes that we can go ahead and consider the application. Mr. Laurita was concerned with the size of the lot. Mayor Romeo noted that there are other lots on the street that are the same size. Mr. Azzolina stated that this is the dimension of the lot as they purchased it so there is not a whole lot they can do about it.

Mr. Azzolina noted that they are proposing a 500 gallon seepage pit, which for the small size house that this is, that would be adequate, with the understanding that there already is an impervious surface on this lot. They are only increasing it very slightly so a 500 gallon seepage pit would be adequate to control the runoff from the roof area. Mr. Galdi asked if there have been any water problems with this property. Mr. Azzolina stated that he is not aware of any. He also stated that there is a shed on the plans that doesn't even exist and they need to remove it from the plans.

Mr. Azzolina feels that we can have the Public Hearing if the applicant's engineer is able to resolve these issues in a week or so. If not, it is something that can be resolved subject to a final resolution of those items. Mrs. Corona was present and was asked if she could get everything done to have the Public Hearing on March 8. She was familiar with the process and stated that she could get everything done.

Mr. Morgan made a motion to schedule the Public Hearing for March 8, 2011. Mr. Laurita seconded the motion. All present were in favor. Motion approved.

Old Business

None.

New Business

None.

Other Business

None.

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

Motion was made by Mr. Laurita to adjourn the meeting at 7:54 PM, seconded by Mrs. Schultz. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for March 8, March 22, April 12 and April 26, 2011 at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary