

MINUTES

CRESSKILL PLANNING BOARD

MARCH 10, 2015

Mr. Vaccaro opened the meeting at 7:39 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, Ms. Bauer, Mr. Galdi, Mr. Morgan, Mrs. Schultz, Mr. Ulshoefer and Mr. Moss. Also present were Mr. Azzolina, Borough Engineer, and Mr. Steven Schuster, Board Attorney.

Mr. Galdi made a motion to approve the minutes of the February 24, 2015, meeting. The motion was seconded by Mr. Ulshoefer. All present were in favor of the motion. Motion approved.

Correspondence

Letter of Introduction from Mr. Edward M. Rossi, Construction/Zoning Official, dated March 3, 2015, sending Mr. Michael Bain, Edward Jones Investments, to this Board for approval. Mr. Bain is seeking approval to relocate his financial service business to 300 Knickerbocker Road, Suite #3200. He also provides retirement plans, 529 plans and insurances. Mr. Bain was present. He explained that Edward Jones is a large financial services company headquartered in St. Louis. Their business model is single financial advisor offices. They have approximately 10 offices now in Bergen County. He is going to make #11. Edward Jones signs the lease. He will be there with his assistant. He generally works with about anywhere from 300 to 400 clients. He basically provides financial services, retirement plans, IRAs, Roth IRAs, rollovers, 401K plans, and basic financial services. It will be just him and his assistant. He lives in Haworth and is a councilman in Haworth. The office is 750 square feet. When the firm said to go ahead and get the office, he saw a space available sign go up on the building and he said that is where he wants to be. It is great for traffic and there is plenty of parking. If you say the Monument, everybody knows where it is. It is exactly where he wants to be. His area is going to be Cresskill, Dumont, Bergenfield, a little bit of Haworth and a little bit of Demarest. It is a local business. Mr. Morgan asked when he was going to be open. Mr. Bain explained that he has plans that the firm did, but he was told he needs architecturally sealed plans to submit to the Building Department. Once that happens, 45-60 days. He was hoping sooner. Mr. Morgan made a motion to approve, seconded by Mrs. Schultz. All present were in favor. Motion approved. Letter sent to Mr. Bain, with copies to Ms. Barbara Nasuto, the Building Department, the Police Department, the Fire Department and the Health Department.

Letter of Introduction from Mr. Edward M. Rossi, Construction/Zoning Official, dated February 24, 2015, sending Mr. Mederos of Imagen Architecture, LLC, on behalf of the owners of 34 Ridge Road, Richard An, to this Board for approval. They would like to construct a new single-family home at 34 Ridge Road. They do not require any variances. Councilwoman Tsigounis introduced Application #1461, 34 Ridge Road, Richard An, which was received on February 27, 2015. This is currently under review.

Letter of Introduction from Mr. Edward M. Rossi, Construction/Zoning Official, dated February 27, 2015, sending Mr. Thomas Ludwig, attorney for the owners of 102 Westervelt Place, to this Board for approval. They wish to construct a new home at this address. He is seeking variances. No plans were received. Mr. Schuster noted that this plan went to the Zoning Board and they would not hear this application because it belonged before the Planning Board.

Subdivision Committee

Councilwoman Tsigounis had nothing else to report.

Report from the Borough Engineer's Office

Mr. Azzolina noted that for Application #1461, 34 Ridge Road, Richard An, which was received on February 27, 2015, he is not sure who the applicant is. There are two names, Richard An, who he believes is the current property owner, but there is another name on the plan, Guy Tanne, who may be a contract purchaser. He is looking into that. They are currently reviewing the plan and he will have a report at the next meeting.

Mr. Azzolina has received mylars for the two major subdivisions, the Baretta and Girman applications. It is premature to sign them. They need to formalize their County approvals. He will return these to Ms. Nasuto. He spoke with Mr. Manfredonia today. He thinks he can handle this by the end of the month.

Old Business

None.

New Business

None.

Other Business

None.

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

Motion was made by Mr. Galdi to adjourn the meeting at 7:51 PM, seconded by Mrs. Schultz. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for March 24, April 14, April 28, and May 12, 2015, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary