

MINUTES

CRESSKILL PLANNING BOARD

March 22, 2011

Mr. Vaccaro called the meeting to order 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, Mr. Vaccaro, Ms. Bauer, Mr. Galdi, Mr. Morgan, Mr. Vieni, Mr. Laurita and Mrs. Schultz. Also present were Mr. Paul Azzolina, Borough Engineer and Mr. Steven Schuster, Board Attorney.

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

Correspondence

Letter of Introduction from Mr. Edward M. Rossi, dated March 22, 2011, sending Mr. Hochul Jung, new tenant, and owner, Mr. Naperschat, of Chris – Brandon Inc., to this Board for approval. They would like to open a tutoring school at 41A Union Avenue. It will be a learning center for 6th to 12th grades and tutoring for the SAT. This is on the second floor. The name of the company is Dream Acts, LLC. There was a previous approval for a similar use for this space. They are doing the same thing. They will have 25 to 30 students. The fire escape was put in about two years ago and was approved. This will be mostly a drop off of students. Mr. Galdi made a motion to approve. Mr. Laurita seconded the motion. All present were in favor. Motion approved. Letter of approval sent to the applicant, with copies to the Building Department and Ms. Barbara Nasuto.

Letter of Introduction from Mr. Edward M. Rossi, dated March 9, 2011, sending Mr. Frank Barbieri, representing AT&T, to this Board for approval. AT&T would like to modify their existing telecomm room by adding new antennas and the associated equipment to the existing installations at 300 Knickerbocker Road. Mr. Michael Levine, an attorney representing AT&T was present. Mr. Levine noted that most cell sites have electronic equipment cabinets and antennas. At this particular site, the electronic equipment cabinets are interior to the building in the basement. There will be some additional equipment put on racks in the basement. In addition to that, they would be swapping out three existing antennas with three replacement ones, and in addition to that, they are proposing two more antennas per sector, so there would be six additional antennas over what is there today as part of that upgrade. The height would be the same as what is there today.

Mr. Laurita asked about radiation. Mr. Vaccaro noted that we cannot get into the radiation. Mr. Schuster noted that there was someone here that could give us some information on that. Mr. Morgan agrees that it is a legitimate question. Mr. Schuster noted that it is technically not under our jurisdiction to control the radiation. Mr. Gene Chang, an engineer, was present and was sworn in. He noted that the question was about RF emissions. He stated that there are FCC requirements and guidelines as to the maximum amount of emissions these types of facilities can emit and they have to operate within those guidelines. They do radiate but it is equal to a 50 watt light bulb. Mr. Laurita noted that he thought it was a small amount and now he feels satisfied that it was answered and noted. Ms. Bauer asked if there was going to be any interference with people's TV, radios or other devices. Mr. Chang noted that each carrier is

restricted for certain frequencies they are allowed to use. If there is an event where they do create an interference, it is their duty to correct that problem. He noted that if someone is using an old 900 megahertz cordless phone that is obsolete now, AT&T might remedy the problem by buying them a new phone.

Mr. Galdi asked what the time table was for submitting reports to the FCC. Mr. Levine noted that there are no requirements to submit reports to the FCC. Mayor Romeo asked why they are doing this. Mr. Chang noted that, back in the day, everybody was making phone calls. Now it is all data driven. In order to accommodate that and support that type of services, they need to upgrade their networks. Everyone is upgrading. They are catching up. Mr. Levine asked if this is a program that they are pursuing throughout all of Northern Jersey. Mr. Chang stated that it is. They have a lot of mismatched technology that they need to support in the meantime because they can't just turn one network off completely. They have to gradually support all the technologies and then slowly migrate people off and convert the old technologies to the new technologies. Mr. Vieni asked if these new antennas were for the new technologies. Mr. Chang stated that they were. Mayor Romeo asked if they were putting anything on the cell tower by the Road Department. Mr. Chang stated that if there was a need for it, they will be back. They are not really connected.

From the street they will look the same. Mr. Galdi asked if they were under their maximum from the original approval. Mayor Romeo didn't know that there was a maximum. The roof would hold them because they don't weight much. They are set back from the edge of the building. They are approximately 20 feet from the edge. They will not be any closer to the edge than the current ones. Mayor Romeo asked if there was a repeater up there for the fire department. They didn't know. Mayor Romeo asked if they put a repeater up there, would the antennas interfere with it, or would the repeater interfere with the antennas. Mr. Chang noted that it would not because they are licensed to operate with the specified frequencies that they are allowed to use. If it did, they would correct the problem. Mr. Levine asked if it was common for carriers to co-locate private carriers like AT&T to locate their antennas on the very same structure with municipal repeaters. Mr. Chang stated that they do that all the time.

The equipment in the basement is just sliding equipment into holding racks. There is no heavy ripping out and remodeling. Mayor Romeo asked if this was cleared with the landlord. Mr. Levine noted that it was cleared with the landlord.

Mr. Vieni asked if there was a maximum number of antennas that were approved for that location. Mayor Romeo thought that the number was based on the two or three users at the time. There are three carriers at that location now. Mayor Romeo thinks that the original approvals came through the Zoning Board. Mr. Schuster noted that we adopted a permit for a permitted use in that zone to put the antennas up there. Mr. Galdi recalled that there was a certain number of carriers that they can't exceed. Mayor Romeo thinks that it is three carriers. Mr. Vieni asked if there was a limit to how many antennas each carrier could put up. Was it three antennas a piece, or six antennas a piece, or twelve a piece? How many units of antennas can be put up on one particular site? Mayor Romeo doesn't think there is anything like that because there is no weight to the antenna and you can't see the antennas because they are set back away from the edge of the roof.

Mr. Morgan made a motion to approve, seconded by Mr. Galdi. All present were in favor. Motion approved. Approval letter given to the Building Department for Mr. Frank Barbieri of AT&T, with copies to the Building Department and Ms. Barbara Nasuto.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated March 11, 2011, sending Mr. Robert Cramer of CMG, to this Board for approval. He would like to operate his business at 22-32 Piermont Road. Mr. Cramer was present. He noted that his business is located above the Dunkin' Donuts. His business is marketing and sales. He is already in the space. They have nine employees. The hours are approximately 9:00-5:00, Monday-Friday.

Mr. Galdi made a motion to approve, seconded by Mr. Laurita. All present were in favor. Motion approved. Letter of approval sent to Mr. Cramer, with copies to the Building Department and Ms. Barbara Nasuto.

Subdivision Committee

Councilwoman Tsigounis noted that Application #1408, 16 Emerson Street, Frank and Florence Saroldi property, with Marty Lucibello as the contract owner. The plan was received on March 16, 2011 and is currently under review.

Report from the Borough Engineer's Office

Mr. Azzolina noted that he has done a preliminary review of Application #1407, 164 Truman Drive, Ronald Haboush. He hasn't had the opportunity to prepare a written memo. He will finalize that towards the end of the week. There is an existing foundation on the property. They are going to eliminate that completely and start with a new foundation. The applicant hasn't provided a drainage analysis, so he needs that from Mr. Hubschman. He needs the building calculations for the boulder retaining wall. There are a couple of miscellaneous pieces of information that he needs. He will formalize that in his memo. The only thing that is a little out of the ordinary, is that the applicant is proposing gates at the driveway, which we have had this discussion before, where he is constructing a conforming four foot fence in the front yard set-back area, but the gates at the driveway are six feet high. The gates are set back approximately 20 feet from the curb line. There is one car length off the street before you enter the gates. He is assuming they are controlled in some fashion remotely by the user. The builder noted that he doesn't think the final plan is to have a gate, but it is there as an option. Mr. Haboush noted that he is not 100% sure he wants the gate.

Mr. Azzolina doesn't know if the Board wants to see a picture of the gate or if they are OK with the six feet. The gate at the center is going to be six feet and will be an arch. They have piers along the front right-of-way line, about 11 feet from the curb, about 2 x 2, with a four foot high wrought iron fence in between the piers. The plan purports to be conforming to the zoning but he has not had the opportunity to confirm the FAR. That will be part of his final review. He needs some final numbers from the architect to confirm the FAR and the height. By the end of the week he will get the engineer the final review and, hopefully, by the next meeting, they will have exchanged plans and at that meeting they will be in a position to sign off assuming there are no variances required.

Mr. Azzolina noted that there appears to be a substantial drainage system in the front, and he also has a supplementary system in the back to handle the runoff from the patio area.

Old Business

None.

New Business

None.

Other Business

Resolution for Application #1406, 78 Prospect Street, Camila Dronga-Corona and Anthony Corona, was introduced by Mr. Morgan, seconded by Mr. Laurita with the following addition to #6: "The reason for the overage is the house is a modular and it exceeds the normal width of the house because it is a 2 x 6 outer framing instead of 2 x 4. On Roll Call: Mayor Romeo, Councilwoman Tsigounis, Mr. Vaccaro, Ms. Bauer, Mr. Morgan, Mr. Vieni (as amended) and Mr. Laurita all voted yes, as amended. Motion approved. The original resolution shall become a permanent part of these minutes.

Mr. Vaccaro noted that we are in the process of purchasing two more pieces of property. One is at 69 County Road and one is at 133 Grant Avenue. So far, everything is going OK. There are currently houses on them. The house on County Road is right next to the park.

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

Mr. Galdi made a motion to go into Closed Session at 8:17 PM. The motion was seconded by Mr. Vieni. All present were in favor. Motion approved.

Mr. Galdi made a motion to close the Closed Session at 8:25 PM. The motion was seconded by Mrs. Schultz. All present were in favor. Motion approved.

Motion was made by Mr. Galdi to adjourn the meeting at 8:25 PM, seconded by Mr. Laurita. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for April 12, April 26, May 10, and May 24, 2011 at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary