

MINUTES

CRESSKILL PLANNING BOARD

APRIL 13, 2010

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, and Mr. Laurita. 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 23, 2010, meeting. The motion was seconded by Mr. Vieni. All present were in favor of the motion. Motion approved.

Correspondence

Memo from Ms. Barbara Nasuto dated April 5, 2010, regarding Deborah Ruggiero, Sgt. Ray Coleman's sister. Ms. Ruggiero was diagnosed with ALS last spring. They are holding a fundraiser on May 8th at St. Therese Church Gymnasium beginning at 6:30 PM to help with medical expenses not covered by insurance. Tickets are \$50 per person. To purchase tickets and reserve a table, please contact Michelle Coleman by April 24 at DEBSALSFUNDFUND@OPTONLINE.NET. Tickets will also be available at the door, provided space is available.

Letter of Introduction from Edward M. Rossi, Construction/Zoning Official, dated April 13, 2010, sending Mr. Kurt Otto to this Board for approval to occupy 5 Legion Drive (Cablevision building). He would like to re-locate his established business, a Martial Arts Gym that caters to children, teens and adults. His business, RGA (Renzo Gracie Academy), was on Piermont Road. Mr. Otto was present. Mr. Otto noted that he has been in business in Cresskill for a year. He subleased the space from the Mayor of Tenafly and it turned out to be a mistake because that business failed and he was forced out. The owners of the building then raised his rent by 70% as well as pass through to him the taxes, snow plowing, landscaping and the dumpster fees. The rent more than doubled. He has been renting a room at Fuel in Tenafly. Jam Paper occupied the space in the Cablevision building and he is proposing to relocate there. Jam Paper is out of there and he is ready to go in. Mayor Romeo asked about the school that was in the building. Mr. Otto pointed out where the school was in relation to where his space was. He would come in from Division Street. The address is technically Legion Drive, but the gate is always closed so he has to come in from Division.

Mr. Laurita was concerned with the school there and the children. Mr. Otto noted that his peak time was from 6:00 to 8:00 at night. They don't have classes during the day. They only have two morning classes on Tuesdays and Thursdays from 9:00-10:00 and it is a women's class. The schedule is the same as it has been for the last year. They love being in Cresskill and are having some great success. They have done a couple seminars at Cresskill High School with the wrestlers.

Mr. Morgan asked about the signs. Mr. Otto noted that he took the signs that were approved a year ago and they are proposed to go right back on this building, but they are going to be in the back so nobody is going to really see them. He is going to try to possibly go on Piermont somewhere and cut a deal with Hamrah's or D&C Honda and get a sign that says where they are now located. Mr. Vieni asked about the occupancy of the space. Mr. Otto noted that it is pretty much the same as the space he had before. The grappling room is exactly the same

size. The maximum they could handle is 30-32. They have 18 parking spaces and after six, Cablevision is empty so they have more. The parents drop the kids off and leave. There are kids' classes on Mondays and Thursdays from 4:45-5:30 and that is after the kids are gone in the other school. He is hoping to open by May 1st. He has a couple privacy partitions and the mats and then they are in business. It already has everything he needs. There is an existing handicap bathroom. He is proposing a future bathroom, but right now he is going to frame in a locker room and a privacy partition. Mr. Galdi asked if he was going to have both boys and girls bathrooms. Mr. Otto noted that he is going to have separate locker rooms, but the bathroom is a unisex handicap bathroom. In the future, like two or three months from now, they will have separate bathrooms. He just wants to get up and running. Mr. Galdi would rather to see individual bathrooms.

Mr. Vaccaro stated that he should ask Mr. Rossi about the bathrooms and what he has to do. Mr. Otto wanted to know when he would have to have the second bathroom functional. Mayor Romeo would like to see the bathroom completed within 60 days. Mr. Otto noted that he is going in for a permit right now for the partitions and some outlets for an air conditioning unit, but there is no plumbing happening right now. Within his permit that he pulls for his basic non-bearing wall construction, he will tell Mr. Rossi that the Board recommended that he have 60 days to finish the second bathroom. Mr. Galdi also noted that he will need an inspection from the Health Department. Mr. Otto noted that there is never a time that the females and males are doing martial arts at the same time. There is always going to be either all women in there at one time or all men in there at one time. The only issue is if they have a mixed child's class. The reality of that is that kids are not staying and showering. They are getting picked up and leaving.

Mr. Galdi made a motion to approve, subject to the criteria that was set forth regarding the second bathroom. He can occupy the space in the meantime. The motion was seconded by Mr. Vieni. All present were in favor. Motion approved.

Vouchers from Hakim Associates for the Municipal Master Plan 2010 in the amount of \$4,095 and for Borough Planning Consulting from March 1 – March 31, 2010, in the amount of \$130.00. Mr. Vieni made a motion to approve, seconded by Mr. Galdi. All present were in favor. Motion approved.

Subdivision Committee

Councilwoman Tsigounis had nothing new to report.

Report from the Borough Engineer's Office

Mr. Azzolina presented to Mayor Romeo what he submitted to the DEP to request a pre-application meeting so that they can meet regarding the basketball courts.

New Business

None.

Old Business

None.

Other Business

Mr. Schuster had the resolution for Application #1396. He has not received the affidavit of mailing from Mr. DeCarlo. A letter was sent to Mr. DeCarlo asking for the affidavit of mailing. When it is received, then resolution can be voted on.

The Public Hearing for Application #1398, 144 Truman Drive, Song, c/o Kulick Development, has been rescheduled to April 27 in order to have the opportunity to review the revised plans.

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 8:12 PM, seconded by Mr. Morgan. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for April 27, May 11, May 25, June 8, 2010, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary