

MINUTES

CRESSKILL PLANNING BOARD

APRIL 23, 2013

Mr. Vaccaro opened the meeting at 7:41 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 Mrs. Schultz. Also present were Mr. Paul Azzolina, Borough Engineer, and Mr. Steven Schuster, Board Attorney.

Mrs. Schultz made a motion to approve the minutes of the April 9, 2013, meeting. The motion was seconded by Mr. Galdi. All present were in favor of the motion. Motion approved.

Correspondence

Amended Letter of Introduction from Mr. Edward Rossi, Construction Official, dated April 18, 2013, sending Mr. Avi Lavon to this Board for approval. Mr. Lavon would like to build a new single family home at 79 Cedar Street. He will require technical variances as shown on the plan as well as the following variances: an impervious coverage variance and a height variance. The required impervious coverage is 32.40%. They are proposing 49.97% with a 17.57% impervious coverage variance required. The required height is 28'. They are proposing 30.5', requiring a 2.5' variance. Mr. Lavon was present.

Councilwoman Tsigounis noted that a revised plan for Application #1431, 79 Cedar Street, Avi Lavon, was received on April 18, 2013.

Mr. Lavon stated that they took the pool out. Mr. Azzolina noted that there is a discrepancy on the plan regarding the height. He is not sure if it is 2 ½ feet or 3 ½ feet. If it is 3 ½ he is sure that the applicant would amend the plan accordingly. He did a quick review of the plan and there are a number of incomplete items on the plan. Typically, architects prepare an architect's site plan which is different than an engineer's site plan which would include retaining wall, elevations, types of construction, etc. So there are a number of things missing from the plan. He had a discussion with the applicant before the meeting. He advises that he will be obtaining the services of an engineer. As the plan stands now, the plan is incomplete. He advised the applicant that the pool house counts towards the computation of the FAR, which currently the plans do not account for the pool house as part of the FAR. If that number were included, it would put him over on the FAR. He would either have to reduce or eliminate the pool house and/or reduce the size of the home. The plans as presented are currently incomplete. Once the other plans are prepared, he will review them.

Mr. Azzolina pointed out that another issue that the applicant should be aware of is that currently there is no dimension provided to the edge of the driveway. We typically require 10 feet. It scales four to five feet. The hardship here he suspects that the applicant is dealing with is that it is a 75 foot wide lot where 100 feet is required. Mr. Lavon noted that he is going to eliminate the whole pool. Mr. Azzolina deemed the plan incomplete and advised the applicant to have the engineer's plans prepared and sent to him so he could review them for the next meeting.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated April 8, 2013, sending Sejal Medic, Inc. to this Board for approval. They wish to post "NO PARKING SIGNS" at 48 Union Avenue. There have been issues with the customers of the Farmhouse Café whose lot has limited parking so they have been parking in the strip mall lot causing less parking for the patrons of the strip mall. Ms. Sweta Shah was present. The example attached noted "Customer Parking Only." Mr. Galdi noted that they cannot use the terminology "no parking" because that means their own people can't park. Mr. Schuster stated that most towns have ordinances that allow the owners of these facilities to post signs that say customer parking only. He also stated that the owner of the Café also leases space in the strip mall. Ms. Shah stated that they have a lot of tenants complaining that they don't have enough parking for their customers because the parking spaces are being taken by customers that are walking over to the Farmhouse. They have tried to talk to the owner of the Farmhouse Café.

Mayor Romeo asked Mr. Schuster if it was against the law to park in a parking lot that you are not frequenting as a patron. Mr. Schuster noted that it has to be posted like that. Mayor Romeo asked Mr. Schuster to research it. Mr. Schuster thinks you would have to have an ordinance to allow them to post signs. He asked if there were assigned parking for the tenants. Mrs. Schultz noted that in Horizon Mall there are signs that specify parking for each tenant.

Mr. Morgan stated that you may have people come in and go to the other stores that are in the area and that could be a good thing. Mr. Schuster noted that you could put up signs but enforcing it could be a whole other thing. He will research it.

Subdivision Committee

Councilwoman Tsigounis noted that Application #1432, 236 Grant Avenue, Ezra Sofer and Orna Ben-Or, was received on April 9, 2013, and is currently under review.

Report from the Borough Engineer's Office

Mr. Azzolina had nothing new to report. He already spoke about Application #1431, Avi Lavon.

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 Mrs. Schultz to adjourn the meeting at 8:03 PM, seconded by Mr. Galdi. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for May 14, May 28, June 11, and June 25, 2013, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary