

## MINUTES

### CRESSKILL PLANNING BOARD

APRIL 24, 2012

Mr. Galdi opened the meeting at 7:36 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. Vieni and Mrs. Schultz. Also present were Mr. Paul Azzolina, Borough Engineer, and Mr. Steven Schuster, Board Attorney.

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Mr. Morgan made a motion to approve the minutes of the April 10, 2012, meeting. The motion was seconded by Councilwoman Tsigounis. All present were in favor of the motion. Motion approved.

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#### Correspondence

Pamphlet from Center of Government Services for the 12<sup>th</sup> Annual Current Issues in the Planning and Zoning Board Conference at Rutgers University. Pamphlet given to Councilwoman Tsigounis.

Notice from Martin Lucibello regarding his Application #1418 that was sent to all property owners within 200 feet of 450 11<sup>th</sup> Street. This notice was signed by Ms. Patricia M. Cerami stating that she has no problem with the project. This was the person that Mr. Schuster didn't have the proof of mailing. File.

Voucher from Mr. Steven V. Schuster for services rendered relative to the Cresskill Planning Board for Application #1413, Roubeni, in the amount of \$1009.80. Mr. Morgan made a motion to approve, seconded by Mrs. Schultz. All present were in favor. Motion approved.

Letter of Introduction from Mr. Edward Rossi, Construction Official, dated April 23, 2012, sending Bethany Trowers to this Board for approval. She seeks to sub-lease space at 50 Piermont Road to open a new dance studio. She will be sub-leasing from Energy Performance Gym, Mr. Steven Mitchell. She will also be adding new signage to the building. Ms. Trowers was present. She explained that right now she just plans on putting up a banner stating that the dance studio will be coming soon in July. Mayor Romeo informed her to check with the Building Department to see how big the banner can be. Mrs. Schultz made a motion to approve, seconded by Mr. Morgan. All present were in favor. Motion approved. Letter sent to Ms. Trowers stating the Board's approval, with copies to the Building Department and Ms. Barbara Nasuto.

Letter of Introduction from Mr. Edward Rossi, Construction Official, dated April 12, 2012, sending Ms. Estelle Lee and Mr. Young Kim to this Board for approval. She is seeking approval to sub-lease space at 50 Piermont Road, Mr. Steven Mitchell. She would like to open an organic dry cleaning business. She also has another business in New City, New York. She also does tailoring and alterations. They will also be adding signage to the building. Mr. Galdi informed them that they need to bring in the plans for the signs to the Building Department to make sure that they are the right size and where it is going on the building. Mrs. Shultz made a motion to approve, seconded by Mr. Vieni. All present were in favor. Motion approved. Mr. Galdi noted that they have to get approval from the Health Department and the other departments because of the chemicals or whatever they use and how they dispense of it. Letter

sent to Ms. Lee stating the Board's approval, with copies to the Building Department and Ms. Barbara Nasuto.

Letter of Introduction from Mr. Edward Rossi, Construction Official, dated March 30, 2012, sending Mr. Hosu Lee, 102 6<sup>th</sup> Street, Cresskill, to this Board for approval. Mr. Lee had originally planned to enlarge his garage and had gone to the Zoning Board for approval. He now wants to demo the home and build a new one. Mr. Lee was present. Application #1420 was received on April 13, 2012. Mr. Galdi noted that this can't be acted on until Mr. Azzolina has a chance to review it.

Letter of Introduction from Mr. Edward Rossi, Construction Official, dated April 18, 2012, sending Belgorod Inc., 30 Clark Street, to this Board for approval. They originally planned to build an addition with alterations on the first floor of 30 Clark Street but have gone beyond the scope of the project in that they have removed more than 50% of the structure. This is now considered a "new construction," in accordance with the Borough Ordinance, Chapter 218, Site Development, which requires site plan approval. If he maintains his original plan, variances approved by the Zoning Board with the resolution dated February 23, 2012, will still be part of the approved plan upon review by the Planning Board. No application has been received. Mayor Romeo noted that he knocked it down and the Borough decided that he had to come in. Mr. Galdi stated that he has to submit plans to review. Mayor Romeo noted that there has been a stop work order put on the project.

Notice from Mark Madaio, Esq., regarding the Public Hearing for Application #1412, 265 Piermont Road, Jacob, Vivat, which is scheduled for Public Hearing on May 8, 2012.

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#### **Subdivision Committee**

Councilwoman Tsigounis noted that a new application was received. Application #1420, 102 6<sup>th</sup> Street, Hosu Lee, was received on April 13, 2012, and is currently under review.

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#### **Report from the Borough Engineer's Office**

Mr. Azzolina noted that on Application #1420, 102 6<sup>th</sup> Street, Hosu Lee, which was received on April 13, 2012, he currently has one of his engineers looking at it, but he has not finalized his review. Mr. Galdi stated that it will be held until the next meeting until Mr. Azzolina has had a chance to finish his review.

Mr. Azzolina stated that this is a corner lot. The plans state that no variances are required, but he won't know that for sure until he completes his review. If everything is compliant, he can recommend that the Board approve the plan at the next meeting. He can communicate directly with the applicant's engineer if he comes across something that needs to be changed. If it is a minor issue, they can more than likely correct it before the next meeting, but his review would confirm the applicant's engineer's finding that there are no variances required. Sometimes they are not aware of all the requirements of the code. If he is correct and there are no variances, theoretically the plan can be reviewed and approved by the next meeting. It is a corner lot and it looks like the setbacks are here, but he needs to demonstrate that the FAR is compliant and that other aspects of the design are compliant with the code. He is not sure if he has received architectural plans for that. If he hasn't, he needs to see that. Mr. Lee asked if they could e-mail Mr. Azzolina the architect's plans. Mr. Azzolina said that would be no problem, so long as it is designed in accordance with the FAR requirements. He will work directly with their engineer and copy the applicant on any correspondence.

Mr. Azzolina noted that Application #1419L, 144 Truman Drive, Jian Bo Song, is a hardscape plan, really just reflects the patio and some retaining walls in the rear of the property. It appears to be in compliance with the originally approved site plan. He recommends that the Board approve this plan. Mr. Vieni made a motion to approve, seconded by Mrs. Schultz. All present were favor. Motion approved. (It was later

determined that the plans in the file also included landscaping, which Mr. Azzolina did not have. Therefore, the plans were not signed and a copy of the landscaping plan was given to Mr. Azzolina for him to review.)

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### **Old Business**

Mayor Romeo stated that we got the letter from Ms. Cerami signing off the Lucibello project saying she is OK with it. Therefore, Mr. Schuster stated that it is OK to pass the resolution. Mrs. Schultz introduced the Resolution for Application #1418, Martin Lucibello, 450 11<sup>th</sup> Street. Mr. Morgan seconded the motion. On Roll Call: Mayor Romeo, Mr. Galdi, Mr. Morgan and Mrs. Schultz all voted yes. Mr. Vaccaro was absent. Motion approved. The original resolution shall become a permanent part of these minutes.

Mr. Morgan asked about Madison Avenue. Mayor Romeo stated that they had a meeting on Monday and everything should be moving along. CSX is supposed to be getting us the final plans. He should be ready to come in for foundation permits in about two weeks. Mr. Azzolina noted that that is the claim. He presented some alternative proposal that the County Council and the Planner seemed to be in agreement with. We are just waiting for one thing from CSX. We are waiting for the final number on what it is going to cost for the easement and that is it. Mr. Azzolina noted that they are providing the right-of-way that we need along their frontage. It was primarily bonding type of issues that was the primary discussion. Rather than providing a cash bond for the improvements that are going to be constructed along the immediate frontage, he thinks the County is going to agree to a performance bond or collateral of some sort. The attorneys seemed to be OK with it.

Mr. Schuster noted that the statute specifically talks about what kind of guarantees you are supposed to have. Mr. Azzolina noted that this is just the County bonding. They are still going to have to do our bonding. Our bonding is going to be separate but he can't do that until they give us a final plan.

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### **New Business**

None.

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### **Other Business**

Mr. Azzolina received the Alvarez plan, Application #1414, the two lots on the corner of Truman and Pendergast, with the very unusual house. They are submitting them for compliance and completeness review. Once we deem the application complete, they will submit additional copies for all the Board members. They are going to require front yard setbacks. There are two or three front yards and accessory structures.

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

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Motion was made by Mr. Morgan to adjourn the meeting at 8:02 PM, seconded by Mrs. Schultz. All present were in favor. Motion approved.

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Cresskill Planning Board Minutes, April 24, 2012

The next four regular Planning Board meetings are scheduled for May 8, May 22, June 12, and June 26, 2012, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo  
Recording Secretary