

MINUTES

CRESSKILL PLANNING BOARD

MAY 10, 2011

Mr. Galdi called the meeting to order at 7:32 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. 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 April 26, 2011, meeting. The motion was seconded by Mr. Laurita. All present were in favor of the motion. Motion approved.

Correspondence

Voucher from Hakim Associates for Borough Planning Consulting from January 1, 2011 to April 30, 2011 in the amount of \$715.00. Motion by Mr. Galdi to approve, seconded by Mrs. Schultz. All present were in favor. Motion approved.

Voucher from Mr. Steven M. Schuster for services rendered relative to the Cresskill Planning Board for the month of April 2011 in the amount of \$2,715.67. Motion by Mr. Galdi to approve, seconded by Mr. Laurita. All present were in favor. Motion approved.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated May 5, 2011, sending Mr. Hochul Jung, of Dream Acts LLC to this Board for approval. They have been approved for occupancy at 41A Union Avenue for a learning center for 6th to 12th grades, tutoring for SAT. They would like to put up new signage with the name of the business. Mr. Mark Lee from Sign Avenue, the sign company, was present. Mr. Lee presented copies of the sign design. They plan to put up a green awning with the company name and phone number and a light box with the company name and phone number. The light box is blue. The awning sign will go over the doorway on the side. Mayor Romeo asked Mr. Schuster to look at the plan to make sure the signage meets the ordinance. The light box is three feet by six feet and the awning is five feet by three feet. Mr. Schuster noted that whatever overall signage is permitted, you have to deduct what is already there for Hanami. Mayor Romeo noted that we say awnings have to be green but we don't say signs have to be green. Mr. Jung stated that he drove through town and noted that there are numerous signs, other than awnings, that are all different colors. Councilwoman Tsigounis asked if it would matter to them if the light box would be green or blue. Mr. Jung stated that he could change the light box to green if the Board wanted.

Mayor Romeo guessed that based on the size of the building he should be fine on sizes. Mr. Schuster stated that the signs are only supposed to be on the front of the building and one of the signs is on the side of the building. Mayor Romeo stated that Hanami had a sign on the side of the building. He thinks it would be great to have an awning on the side over the door. Under the job information it shows the light box as 18 square feet and the awning as 15 square feet for a total of 33 square feet. Mr. Schuster asked what the frontage of the building was. They estimated the frontage as 30 feet. Mr. Schuster then noted that he is entitled to 30 square feet and he is only asking for 18 square feet. He also stated that with the awning, you measure the letters themselves to get the square footage and not the awning itself. He thinks that he is close with the signage but he thinks he makes it. Mr. Jung agreed to make the light box green and signed a copy of the plan indicating that he would do so. Mr. Galdi made a motion to approve, subject to changing the light box to green, seconded by Councilwoman Tsigounis. All present were in

favor. Motion approved. Letter to Mr. Jung stating the Board's approval, with copies to the Building Department and Ms. Barbara Nasuto.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated May 5, 2011, sending Mr. John Manfredonia to this Board for approval. He wishes to put up a new sign with the name of the business on his building at 120 Piermont Road. The building is 28 ½ feet long. The sign is five by nine. The sign is 45 square feet. Mr. Vieni made a motion to approve, seconded by Mrs. Schultz. All present were in favor. Motion approved.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated May 6, 2011, sending Mr. Previzi of Spasso Italian Restaurant, 172 Piermont Road, to this Board for approval. He wishes to set up an outdoor dining area in front of the restaurant. It will be behind the sidewalk along Piermont Road. Mr. Previzi was present. He presented the Board with two plans, one as the property exists and one with the proposed dining area. Mr. Laurita asked how many tables. Mr. Previzi noted that there will be five or six tables. Mr. Galdi wanted to have the Police Department look at this. Mr. Previzi noted that they went to the Police Department already and they got approval, but not in writing. He stated that he will get it in writing. The grass will stay as it is and they will extend the pavers to where the dirt is. The plans showed the whole restaurant with the bar in the back because they are getting the liquor license. Councilwoman Tsigounis asked Mr. Azzolina about the dirt and the impervious coverage issues. Mr. Azzolina noted that it is a small enough area and it is really de minimus. You have drainage right at the curblin.

Mr. Galdi noted that we need something from the Chief of Police because of the line of sight. If they don't feel like it is a conflict and it is not going to cause any problem, then the Planning Board is in the clear. Mr. Laurita asked if the tables were going to be only on the Spasso side. Mr. Previzi noted that they were and they were not going to share the tables. There will be a planter between the tables and the road, about two to three feet, at grade, with a maximum height of 30". Mr. Azzolina noted that the line of sight is definitely a consideration and he will look at it and will talk to the Police Department as well. The zoning doesn't preclude him from doing it. It is just the safety factor. Mr. Galdi is only interested in being exonerated by checking with the police because it is really their responsibility if there is any way there is any obstruction to the view or something that will take their eyes off the main road. You have to be careful of that. Mr. Galdi made a motion to approve, subject to Mr. Azzolina agreeing to it and checking with the Police and getting a letter. Letter of approval, with stipulations, sent to Mr. Previzi, with copies to the Building Department and Ms. Barbara Nasuto.

Mr. Schuster asked if there were going to be any structures in the setback area. Mr. Azzolina noted that you don't know where the setback area is. Mr. Galdi also noted that if they are going to have lights, they have to clear that with the police. Mr. Previzi noted that the lighting right now is already out there. Mr. Galdi made the motion again to approve, subject to Mr. Azzolina's approval and the letter from the Police Department approving it. Mr. Vieni seconded the motion. All in present were in favor. Motion approved.

Mr. Schuster went back to Mr. Manfredonia's sign. The sign ordinance permits you to have a sign of square footage equal to half of the frontage of the building, which means that if you have a 30 foot frontage of the building you can have a 15 square foot sign. The sign is 45 square feet. Mr. Schuster and Mr. Manfredonia have been going through this. Right now there is no sign because a car ran over his sign. The ordinance reads: "The aggregate area in square feet of all signs at any wall shall be no greater than one-half the length in feet of such wall. So if you have a 30 foot wall frontage, the sign that you can have is 15 square feet. That's how they characterize it. Mayor Romeo doesn't read it that way. You are talking about a linear measurement of the building of 30 feet and you are talking about a linear measurement of the sign, not a square footage of the sign. Mr. Schuster noted that you are using the linear size as a measuring stick as to how much square footage you can have for the sign itself.

Mr. Schuster read the ordinance again. In theory you can have a 100 story building and it wouldn't make any difference. The square footage of the sign is a function of how much width you have in front of the building. Mr. Manfredonia stated that he could reduce it, but 15 square feet is not much. Mr. Schuster noted that another way to do it is, if you didn't have the sign but had the letters individually, it is measured by the square footage of the letters, not the overall background. If you just did the letters it is negligible compared to the size of the sign. Mr. Manfredonia noted that he will go back to his sign guy and see what he can do.

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Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated May 6, 2011, sending Mr. James Lyons, to this Board for approval. He would like to continue operating the Deli at 34 Union Avenue, currently known as Frankie's Deli. He will call it the Cresskill Delicatessen. Also, upon occupancy, he will put up signage indicating the name of the deli with either an awning (according to regulations) or a new sign where Frankie's used to be. Mr. Lyons was present. He stated that nothing is going to change. The sign will be the same size. If he chooses an awning it will be green. Mr. Vieni made a motion to approve, seconded by Mrs. Schultz. All present were in favor. Motion approved. Letter to Mr. Lyons noting the Board's approval, with copies to the Building Department and Mrs. Barbara Nasuto.

Subdivision Committee

Councilwoman Tsigounis had nothing new to report.

Report from the Borough Engineer's Office

Mr. Azzolina noted that he spoke with Mr. Lucibello's engineer and he indicated that he had spoken to the builder and was waiting for some feedback from them.

Old Business

None.

New Business

None.

Other Business

None.

Motion was made by Mr. Morgan to adjourn the meeting at 8:18 PM, seconded by Mr. Galdi. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for May 24, June 14, June 28, and July 12, 2011 at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary