

# MINUTES

## CRESSKILL PLANNING BOARD

MAY 27, 2014

Mayor Romeo opened the meeting at 7:35 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

Members present at roll call: Mayor Romeo, Councilwoman Tsigounis, Mr. Galdi, Mrs. Schultz, Mr. Calder and Mr. Ulshoefer. Ms. Bauer arrived at 7:36 PM. Also present were Mr. Azzolina, Borough Engineer, and Mr. Steven Schuster, Board Attorney.

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Mr. Ulshoefer made a motion to approve the minutes of the May 13, 2014, meeting. The motion was seconded by Mrs. Schultz. All present were in favor of the motion. Motion approved.

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### Correspondence

Copy of Bond Ordinance #14-08-1465 to authorize the improvement of Brookside Avenue. The Planning Board is in agreement with the Bond Ordinance. Memo to Ms. Barbara Nasuto stating the Board's agreement.

Copy of letter from the County of Bergen, Department of Planning and Economic Development to Jennifer Tomsey, Geo-Technology Associates, Inc., dated May 21, 2014 regarding copies of County Planning Board records for the property located at 1 County Road. The County reviewed and approved two site plan applications on August 7, 1997 and on July 21, 1980. Ms. Tomsey can receive copies at the standard fee per page. File.

Application for Soil Erosion and Sediment Control Plan Certification for Cook Field Parking Lot Construction & Third Street Improvement. File.

Application for Soil Erosion and Sediment Control Plan Certification for 128 & 130 Morningside Avenue and 121, 123 and 125 Park Avenue, Wakelee Drive Corp., Application #1441M. File.

Application for Soil Erosion and Sediment Control Plan Certification for 400 & 406 Eleventh Street, Ramapo Developers, Application #1440. File.

Application for Soil Erosion and Sediment Control Plan Certification for 113 Jackson Drive, Julian Singer, Application #1447. File.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated May 21, 2014, sending Raida Merlo and Sharene Hattar to this Board for Approval. They would like to open their "Bricks 4 Kidz" franchise at 6 & 10 Madison Avenue. Bricks 4 Kidz is an activity center designed to teach principals & methods of engineering using Legos with children ages 6-14. They will have after school activities, birthday parties, etc. Ms. Merlo was present. Ms. Merlo explained that they are trying to open an activity center for kids between 3 and 13. They come in and do after school camps, birthday parties, summer camps. They deal with Legos and teach them how to build robots, how to assemble them and build figurines and at the end of the day they take them home. This is in the Daibes building. These buildings

don't have COs yet. Mayor Romeo stated that we can probably give them approval and then revisit it after they get the CO. Mr. Schuster asked how many square feet they were taking. Ms. Merlo noted that it is about 1,000 square feet. There will be four people working there. They will be open from 10:00 AM to 7:00 PM. There will be about 30 kids for birthday parties and on average 15 kids at one time. They plan to start at the beginning to do seven days a week. Parents can stay in the waiting room or they can drop them off and pick them up. It will not be a daycare.

Mr. Schuster stated that they are interested in the parking situation because they are not sure how the parking is going to break down for all the other uses because you have apartments upstairs and retail downstairs. That is one of the things that will need to be revisited. Mayor Romeo noted that it will have to be revisited after they get the CO. They are occupying the west building, the second store in from Madison Avenue. Mr. Galdi made a motion to approve, seconded by Mrs. Schultz. All present were in favor. Motion approved.

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### **Subdivision Committee**

Councilwoman Tsigounis introduced Application #1447, 113 Jackson Drive, Julian Singer, which was received May 20, 2014. It is currently under reviewed. Mr. Michael Hubschman was present for this application. He stated that this is a tear down in Rio Vista.

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

Mr. Azzolina noted that he has received Application #1447, 113 Jackson Drive, Julian Singer, last week and he hasn't reviewed it yet. Mr. Hubschman stated that he doesn't think it needs a public hearing because there are no variances. Mr. Azzolina doesn't know if there are any variances required because he hasn't reviewed it yet, but if no variances are required, no hearing will be required. He will be able to report at the next meeting. He did tell Mr. Hubschman that he will need the architectural drawings so they can confirm the FAR and the building coverage.

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### **Old Business**

None.

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### **New Business**

Mr. Rossi sent Sandam's Restaurant to this Board for approval. They would like to have outdoor dining. Mr. Azzolina has not seen the proposal yet. They are proposing tables in the front by Piermont Road (noted as phase one on the plan) and tables on the side (noted as phase two on the plan). Mr. Schuster noted that there were 16 tables total. The owner noted that his first choice is the front by Piermont Road. Mr. Azzolina asked what his time frame was for phasing. Councilwoman Tsigounis noted that phasing usually means that they plan on doing both of them. The owner stated that he planned on doing both.

Mr. Azzolina noted that when the former tenant next door (the Italian restaurant) prepared the same sort of concept, there were some concerns there with the type of planter that was installed. There is some precedent here. He believes they elevated the patio somewhat. Currently there is just a sidewalk and some bushes. The owner noted that there is not enough sidewalk there right now, they will have to do some concrete work. Mr. Schuster questioned the 96 additional seats total on the plan. He was concerned about where they were going to park. They currently have 160 seats inside. Mr. Schuster

noted that with the Italian restaurant closed it is probably not a problem, but once that gets reoccupied, there will be a problem. At one time they were parking down by the library.

Mr. Azzolina recommends that the Board defer action until he gets a chance to look at it. There were definitely some issues with the other application that needed to be investigated further. They do have some potential line of sight issues when you are trying to make a turn from Allen Street. They will possibly be viewing through these tables and that obviously is not good. Mr. Galdi feels that this would be a distraction and noted that this should go through the police and all the other departments first to get a reading on it. Mr. Azzolina stated that probably the safest area would be what is designated as phase two, which is on the north side of the building. There you wouldn't have the line of sight potential obstructions. There is probably at least 30 feet or more on the side. Mayor Romeo stated that one thing he would suggest that you do is to put some sort of planters in the front. Councilwoman Tsigounis noted that we don't want to go there yet because there are complications and we don't want to say we can do this yet until we explore this further. Mr. Galdi said that we have to get comments from all the other departments first and Mr. Azzolina will review it and the next meeting we can have another conversation. Mr. Azzolina will get in touch with the owner and they will come back to the next meeting.

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### Other Business

None.

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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. Calder to adjourn the meeting at 7:54 PM, seconded by Mrs. Schultz. All present were in favor. Motion approved.

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The next four regular Planning Board meetings are scheduled for June 10, June 24, July 8, and July 22, 2014, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo  
Recording Secretary