

MINUTES

CRESSKILL PLANNING BOARD

JUNE 23, 2015

Mr. Morgan 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, Ms. Bauer, Mr. Morgan, Mrs. Schultz, Mr. Ulshoefer, Mr. Moss and Mr. Durakis. Also present were Mr. Azzolina, Borough Engineer, and Mr. Steven Schuster, Board Attorney.

Mrs. Schultz made a motion to approve the minutes of the June 9, 2015, meeting. The motion was seconded by Mr. Ulshoefer. All present were in favor of the motion. Motion approved.

Correspondence

Residential Site Improvement Standard Request for De Minimis Exception for Block 165, Lot 1.01, Application #1441M, prepared for 15 Wakelee Drive Corp. by Michael J. Hubschman. Mr. Azzolina noted that this is for the subdivision on Park Avenue and Morningside where the church was. As part of the subdivision, under the RSIS, services to the proposed dwellings are supposed to be underground. Subsequent to that, the building met with Rockland Electric and was informed that he was not able to trench across the street to provide to the poles on Park Avenue on the south side of the street. In order to run services to the three new dwellings that are on Park, the option would have been to run trenches across Park Avenue underground. Rockland Electric policy is not to do that. He is aware of that. The other option would then be to construct a couple of new poles on the north side of the street but the only way to get from the south side of the street to the north side of the street would be an overhead line, so you would still have an overhead line. The applicant is requesting a de minimis exception to allow him to run overhead electric services to the three dwellings on Park. For the two on Morningside, the poles are on the south side of Morningside so those will be able to remain as underground service connections. The electric, telephone and cable will be all overhead on Park and the two on Morningside will be underground.

The request makes sense. There is an existing dwelling next door that has an overhead service going to it. They are really not changing the character of the neighborhood. It already exists. Furthermore, there is actually a guide wire between the one pole and the pole on County Road and Park so you already have a number of overhead lines in the area. Mr. Azzolina finds the applicant's request for relief on these three properties to be reasonable. He would recommend that the Board consider that the decision be made.

Mr. Moss asked how many homes it would effect. Mr. Azzolina stated that there are three homes. Mr. Moss said that he has that at his home. Mr. Azzolina noted that underground services are relatively new, but there is leeway within the RSIS and it is really up to the serving utilities. Rockland Electric prefers the overhead lines. They will do whatever the town directs them to do, but they just do not do underground services within the right-of-way. That is not their policy. This is an overhead area. They have underground areas in the new section of town but all the boxes are behind the curb so they are not required to dig up any of the roadways to service any of the wires. That is, Mr. Azzolina believes, their reason for not wanting to put it in the road, as they would then have to potentially excavate, at some point

in the future, if there is a problem. Mayor Romeo stated that it is a concrete street covered over with asphalt also which would make it much more difficult. Mayor Romeo is OK with the overhead lines.

Mr. Azzolina recommends that the Board prepare some sort of resolution just so it is memorialized. Mr. Schuster noted that the developer's agreement is not resolved yet so it can be included in that but he can do a resolution as well. Mr. Azzolina feels that a resolution for this particular request would be in order. Mr. Ulshoefer made a motion to approve, seconded by Mrs. Schultz. On Roll Call: Mayor Romeo, Ms. Bauer, Mr. Morgan, Mrs. Schultz, Mr. Ulshoefer, Mr. Moss, and Mr. Durakis all voted yes. Motion Approved.

Copy of a letter from the County of Bergen, Department of Planning and Economic Development, sent to Mr. Pete Muller, Ramapo Developers, LLC, regarding Application #1440, 400 Eleventh Street, stating that the application was reviewed and given final approval by the Bergen County Planning Board on July 15, 2014. File.

Letter of Denial from Mr. Edward Rossi, Construction Official, dated June 3, 2015, for 159 Magnolia Avenue, Mr. John Finetto. This plan will be going to the Zoning Board before coming before the Planning Board for site plan approval. They are seeking an FAR variance. File.

Application for Soil Erosion and Sediment Control Plan Certification for 4 New Street, Eunjung Kim, Application #1464. File.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated June 3, 2015, sending a representative from SignAvenue.net, Mr. Mark Lee, to this Board for approval for new signage for Cresskill Liquors, relocating to 37 Union Avenue. Mr. Lee noted that the sign will be lit and will fit in the archway that is on the building over the storefront. Mr. Schuster asked how much the store frontage was. Mr. Lee noted it was 26.1 feet. Mr. Schuster noted that he is entitled to 12 ½ square feet for the sign. You are entitled to half the linear feet of the building or store frontage in square feet for the sign. He did note that the sign looks like it is going to fit into the space on the building that is for the signage. It will fit right in the archway area.

Mr. Schuster is going by the width of the store as opposed to the width of the building because there is going to be more than one store there. The total square footage he would be allowed is somewhere around 13 square feet and he has about 25 square feet. Mr. Moss feels that there has to be some modification to that. Mayor Romeo thinks that as long as it fits in that arch, it should be good. Mr. Ulshoefer asked if we were opening Pandora's box by allowing this. Mr. Schuster noted that we have waived this in the past. He also asked if it was going to be an illuminated sign. Mr. Lee noted that it was going to be illuminated.

Mr. Morgan asked how many hours it was going to be on. Mayor Romeo noted that Kings and Cresskill Pharmacy has their signs on all night. Mr. Schuster said it fits neatly within the designated sign area on the building. Mrs. Schultz and Mayor Romeo have no problem with it. Mr. Moss asked about the phone number. It is his opinion that the phone number be put on the store itself and leave Cresskill Liquor. He thinks, aesthetically, it would look cleaner. Mr. Schuster noted that you don't really see that in town with the phone number on the sign. Mayor Romeo asked how many people are for the sign. The entire Board was in agreement with the sign. On the phone number, three people prefer no phone number and four people liked the phone number. Mr. Ulshoefer doesn't like the phone number and feels that the sign needs to be scaled down slightly. Everybody is OK with the illumination. The sign is approved. Mr. Lee said that the sign will take about two weeks to do. He is not sure how much longer it will be before they move in.

Subdivision Committee

No subdivision report.

Report from the Borough Engineer's Office

Mr. Azzolina stated that Application #1465, 98 Heatherhill Road, Frank DeCarlo, was received on June 9, 2015. The application is variance free with the exception of the existing non-conformities with the lot width of 75 feet vs. 100 feet required in the zone and lot area being 7,500 as opposed to 10,000 required in the zone. Past practice is to not require Public Hearings for these types of applications, so the first question is, is that going to be maintained in this case. There are potential variances if you recognize the existing non-conformities as something different (the area and the width), but historically we have not. He is not building on the existing foundation.

The application as presented is variance free. He is actually narrowing the building in that he is providing setbacks of 17.5 and 17.83 to achieve the aggregate of 35 feet. The existing home is actually closer to the sidelines. He is going from a ranch to something not as wide but deeper. Similar to the other homes that he has constructed, he has a garage under, and it is very similar to the one across the street. The driveway is challenging and it is a drawback of this design. Mr. DeCarlo anticipated his concern by providing a 1,000 gallon seepage pit in the driveway, trench drain, sump pump behind that, and two more seepage pits for the roof drains. The only recommendation he would make is that, similar to the 6th Street application, they be required to put a generator on this property as well in the event that the power fails. The other minor deviation about this plan is the retaining walls along the side of the driveway will be five foot maximum as opposed to four foot maximum that is theoretically required, but that would only be for about 10 feet from the face of the garage going towards the street. The five foot maximum is at the garage and then it basically pitches lower towards the street. That is a minor deviation to the code. The code permits retaining walls four feet. If you want to accommodate this design, you really have no choice but to have the higher wall. It is not a six-foot wall, but a five-foot wall. That would be the only potentially questionable item. Everything else about the plan conforms to the zoning. The FAR complies and the coverages comply. He has a few minor plan revisions that are required of the applicant's engineer, but otherwise, the plan is pretty much complete.

Mayor Romeo and Mr. Morgan had no problem with the plan. Mr. Azzolina stated that Mr. DeCarlo doesn't know about the generator yet, but wants them to have some safety measure in place so when they get these torrential downpours they have a backup. Mr. Azzolina noted that he has built this same design a few times before. It is similar to the one across from Willow Run. There will be a steep driveway and any prospective buyer is going to see that. There are ways to mitigate it. You can do a heated driveway, which is costly. His primary concern is the drainage and with the backup power. Mayor Romeo noted that he should be OK because he is on the crest on the hill.

Mayor Romeo asked what kind of roof was on the house. Mr. Azzolina noted that it is variable. This house has a more colonial feel to it. Mrs. Schultz made a motion to approve, seconded by Mayor Romeo. On Roll Call: Mayor Romeo, Ms. Bauer, Mr. Morgan, Mrs. Schultz, Mr. Ulshoefer, Mr. Moss and Mr. Durakis all voted yes. Motion approved.

Old Business

None.

Resolution for Application #1463M, Ramapo Developers, 177 6th Street, was introduced by Mayor Romeo, seconded by Mr. Moss. On Roll Call: Mayor Romeo, Ms. Bauer, Mr. Morgan, Mrs. Schultz and Mr. Moss voted yes. Mr. Calder and Councilwoman Tsigounis were absent. Motion approved. The original resolution shall become a permanent part of these minutes.

New Business

None.

Other Business

None.

Motion was made by Mr. Morgan to adjourn the meeting at 9:09 PM, seconded by Mrs. Schultz. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for July 14, July 28, August 11, and August 25, 2015, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary