

MINUTES

CRESSKILL PLANNING BOARD

SEPTEMBER 8, 2015

Mr. Morgan opened the meeting at 7:31 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. Calder, Mr. Morgan, Mrs. Schultz, Mr. Ulshoefer and Mr. Durakis. Also present were Mr. Azzolina, Borough Engineer, and Mr. Steven Schuster, Board Attorney.

Mr. Ulshoefer made a motion to approve the minutes of the August 25, 2015, meeting. The motion was seconded by Mr. Durakis. All present were in favor of the motion. Motion approved.

Correspondence

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated May 26, 2015, sending Dr. Ann D. Lee to this Board for approval. She wishes to utilize a portion of her home as a professional office. No one was present. File.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated August 11, 2015, sending Mr. David Juzmeski, Home Tree Investment Group, representing the owners, to this Board for approval. They would like to construct a new single-family at 16 Westervelt Place. They will require a building coverage variance, a side yard variance and a combined side yard variance. Application #1469 was received on September 3, 2015 and is currently under review.

Letter of Introduction from Mr. Edward M. Rossi, Construction/Zoning Official, dated September 1, 2015 sending Ms. Lam Ying Cheng, representative of the Royal Foot Spa, to this Board for approval. They would like to open a new spa at 15 Broadway (Horizon Square). Services would include body work, foot spa, reflexology and facials.

Mayor Romeo went back to Application #1469 and asked if this was a flat roof. Mr. Azzolina noted that this is the first he is looking at the plan and stated that it looks like it.

Back to the Royal Foot Spa, Ms. Chang was present. She noted that she is on top of the flower store on the second floor. She showed a drawing of the floor plan. She is taking out the doors and using curtains instead. Too private is not good. Everything is all ready. She doesn't need to do anything. Right now there will only be two employees. The signs she has to ask for. The road is a busy road but it is very hard to see the sign on the second floor. This is not going to be a nail salon. Mayor Romeo asked about the clientele. It is mostly female, but men are OK too. By appointment is better. If business is good, they may have three or four people working there. Parking there is very good. They have about 1,200 square feet. They are doing a website and a mailing. On the second floor, however, they cannot see the sign.

Councilwoman Tsigounis asked where the sign would be. Ms. Cheng said that the Building Department said they could have a sign in the back but they would like one in the front. Mayor Romeo suggested that she bring in pictures of the sign and where she would like to put them for the next meeting. Mr. Calder made a motion to approve, seconded by Mr. Durakis. All present were in favor. Motion approved. Approval letter sent to Ms. Cheng with copies to the Building Department, Ms. Barbara Nasuto, the Police Department, the Fire Department and the Health Department.

Subdivision Committee

Councilwoman Tsigounis introduced Application #1469, 16 Westervelt Place, Home Tree Investment Group, LLC, which was received on September 3, 2015, and is currently under review. Mayor Romeo asked if it had a flat roof. Councilwoman Tsigounis noted that the reason they needed a flat roof is because it appears that they are building a three-story house, 9', 9' and 8'. So, instead of a regular two story house with a pitched roof, they are building three stories. Mr. Schuster stated that they are not allowed to build a three story house. Councilwomen Tsigounis noted that there are a lot of issues with this house and we need to let Mr. Azzolina review it first.

Report from the Borough Engineer's Office

Mr. Azzolina noted that he is going to have quite a few discussions with the engineers for Application #1469. It will be under review for now. They are seeking a lot of variances. He just received this application and hasn't had a chance to review it.

Today, around 4:30-5:00 PM, Mr. Azzolina received revised drawings for 51 Phelps Avenue, Application #1467, which he has not had a chance to review. They were not submitted to the Board. The issues with the property were the retaining walls, the front yard and the side and rear yard. The house is also too big, but assumedly he could correct the FAR. Mr. Morgan asked what that is going to do to the roadway. Mr. Azzolina stated that the roadway is going to be done one way or another. Whether he is going to put his connections in is another story.

Old Business

None.

New Business

None.

Other Business

None.

Motion was made by Mrs. Schultz to adjourn the meeting at 7:52 PM, seconded by Mr. Durakis. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for September 22, October 13, October 27, and November 10, 2015, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary