

MINUTES

CRESSKILL PLANNING BOARD

November 13, 2018

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, Councilwoman Tsigounis, Mr. Morgan, Ms. Bauer, Mr. Calder, Mr. Durakis, Mr. Mandelbaum, Mr. Ulshoefer, Mr. Malone and Mr. Rummel. Also present were Mr. Paul Azzolina, Borough Engineer, and Mr. Schuster, Planning Board Attorney.

Mr. Schuster stated that the Agenda Item #7, Public Hearing for Application #1538M, 403 and 411 12th Street. This is a continuation of the hearing. The applicant has advised us that they are withdrawing this application without prejudice. This means that the matter is concluded. There will be no hearing tonight. There will be no hearing any other time until and unless the applicant files a new application. We were just notified late this afternoon.

The public wanted to know about the remediation component of the application. Mayor Romeo explained that the Building Department is on that right now. They are taking the measurements and telling them what they have to do. Mr. Schuster stated that he has to conform to what has been approved. It is his understanding that the Building Department is going to send him a letter stating that he has to remediate the problem in whatever time period he is given. If he doesn't do that, he can be fined every day he is not in compliance. So, he either has to come back with a new application or he has to change what he did there so it complies with what was approved originally.

The public had one more issue and that is with the large amount of construction materials that are stored behind the shed that is being used as a cabana that has been there for over a year now, which they haven't heard discussed in any of the previous discussions. It wasn't mentioned as part of their plan. It is an eyesore. Mayor Romeo noted that he will have property maintenance look at it and tell him he has to clean the yard up there.

Mr. Ulshoefer made a motion to approve the minutes of the October 23, 2018, meeting, seconded by Mr. Durakis. All present were in favor of the motion. Motion approved.

Correspondence

Application for Soil Erosion and Sediment Control Plan Certification for 124 Heather Hill Road, Dana Koblenz and Ziv Oren, Application #1546. File.

Subdivision Committee

Councilwoman Tsigounis reported that amended plans for Application #1545, 105 Westervelt Place, Hitesh and Heena Patel, was received. It seems that the driveway was flipped to the other side of the house.

Report from the Borough Engineer's Office

Mr. Azzolina reported that Application #1545, 105 Westervelt Place, Hitesh & Heena Patel is scheduled for a Public Hearing on November 27, 2018. Councilwoman Tsigounis stated that originally they asked why the driveway wasn't in the front of the house and they said they can't enter in the front because of the east/west alignment due to his religion. She thinks the only reason why they switched it is because the adjacent driveway is only two feet or so off the side yard where it was and now they are moving a little bit away from the neighboring driveway.

Mr. Azzolina noted that there should be a minimum of 26 feet for the backout. The better dimension is 26-30. They are looking for 24. Councilwoman Tsigounis stated that they are exacerbating a bad situation for a religious exemption that she is not so sure is truly the driving force here. Mr. Morgan noted that the other neighbor on the previous drawing complained about the driveway. He said that when the neighbor talked to him, he said he was going to put it under the house, but obviously did not. Councilwoman Tsigounis noted that the adjacent driveway on this drawing is eight feet away compared to two feet away on the original drawing. She is not comfortable because it doesn't really even meet the minimum standard. The property is 100 feet wide. The Public Hearing is scheduled for the next meeting.

Mr. Azzolina noted that Application #1546, 124 Heather Hill Road, Ziv Oren & Dana Koblenz, had the architect present. The comment he offered at the last meeting was that the driveway orientation on the architect's plan he had at that time was different than was shown on the engineer's plan. He has since provided the revised architectural drawings which show the garage being a side loading garage which is consistent with the configuration shown on the engineer's site plan. The plan as presented does not require any variances. FAR is compliant. The only note is that both Godfrey and Heather Hill Road were both resurfaced within the last couple of months. Usually when Public Service does their disconnect, they dig up in the street. He asked if the applicants had any conversations with them and asked them to request that they disconnect it from behind the curb instead of in the street. The plan as presented complies with the zoning. The only thing he notes that needs to be added to the plan is the retaining wall detail. It is shown in plan view, but the detail is not provided. He will speak to the engineer tomorrow.

The architect, Mr. Uri Rappaport, wanted to present the elevations of the home. Mr. Rappaport noted that the shape of the lot was a little bit odd, so in order to avoid any variances, they had to play with the house and the way it sits on the property, they just meet all the requirements. It was a little tricky, but he hopes it will make a nice improvement to the street.

Mr. Ulshoefer had a question about the trees. He wanted to know if they applied for a permit for the removal of the trees. Mr. Oren noted that the trees were already removed, and he got the permits before he removed the trees. They only removed the trees that were in the way of the new construction. Mr. Calder made a motion to approve, seconded by Mr. Durakis. All present were in favor. Motion approved. Mr. Azzolina also noted that they need a video of the sanitary sewers.

Old Business

None.

New Business

Mr. Jerry Zapantis, owner of GRK Bar & Grill, just purchased a liquor license and he is currently building a bar inside. He currently has eight tables outside. He wants to know if he can enclose those eight tables. You can pop it on and pop it off. He presented a picture. During the summer time when it rains, what he has only covers two tables and everybody else has to go inside and when he is busy, they don't fit. This enclosure has heat lamps and lights for the winter. And in the summer, he can pop off the sides and leave the top awning so if it rains it doesn't affect anybody. With the bar inside now, he doesn't have as many tables. It doesn't have to be black.

Mayor Romeo stated that he needs to give this to the Building Department. Mr. Zapantis said that it is strong enough for snow. It is 24 x 24 x 24. Hanami is blocked by the trees. The liquor store is on the other side. Mr. Schuster asked if it was going to be permanent or temporary. Mr. Zapantis stated that he would like the top to be permanent and the sides to be temporary. Mayor Romeo noted that he may have problems with the neighbors. He would talk to both sides, so he doesn't have any problems. He also said he wouldn't be able to go out further than the engineering building to the west. Mr. Zapantis said that he is lined up with every other store, the bagel store, dry cleaners and all the stores. His sidewalk is 4 ½ feet and then Cresskill's is six feet. He spoke with Mr. Rusch this morning, because he is doing the inspections of the bar. He will get more specifications for this and give it to Mr. Rusch. Mayor Romeo will ask Mr. Rusch to come to a meeting to discuss it.

Other Business

None.

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

Motion was made by Mr. Calder to adjourn the meeting at 8:06 PM, seconded by Mr. Ulshoefer. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for November 27, December 11, 2018, and January 8, and January 22, 2019, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary