

MINUTES

CRESSKILL PLANNING BOARD

FEBRUARY 11, 2020

Mr. Morgan opened the meeting at 7:29 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

Members present at roll call:

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

Mr. Ulshoefer made a motion to approve the minutes of the January 28, 2020, meeting, seconded by Mr. Mandelbaum. All present were in favor of the motion. Motion approved.

Correspondence

Letter of Introduction from Mr. Bob Rusch, dated January 16, 2020, sending a representative for Han Sung Church to this Board for approval. They would like to construct a permanent sign at 168 Lexington Avenue. The proposed drawings were attached. The installation must be in accordance with the Borough Code 275-44. In addition, according to the Borough Code 275-51 D, the colors red and green cannot be used on a sign on a corner lot. Mr. Kwon Yo Lee was present representing the church. Mr. Lee stated that the sign is 30 feet from the corner. Mayor Romeo stated that he wants to make sure there is enough visibility on both corners. He is going to have to have the police look at this. Ms. Tsigounis is not sure what they are allowed. Mr. Schuster needs to make that determination. She is not sure of the formula because it is a free-standing sign. The attorney needs to check it out as for the requirements for a free-standing sign.

Mr. Lee noted that there will be no lights on the sign. No interior lighting and no spotlights. Mayor Romeo stated that the Board doesn't object to the sign, but they want to make sure it is within the parameters or they will ask him to adjust it so that it will fit. He wants the police and the Board attorney to look at it before a decision is made. Once both the police and the attorney look at it, they will get back to him with an answer.

An email was received from Janet Laing, from the Capizzi Law Offices, stating that she spoke with Ms. Maragliano with regards to the application and escrow fees for the Zerrenner application #1540M. She was told that the applicant wouldn't have to pay an application fee but would have to replenish the escrow. She spoke to Mr. Azzolina yesterday and he will get back to her with the amount needed to replenish the escrow. In the meantime, she will request the necessary plans and complete the application needed for submittal. Is it possible to have this matter scheduled for a public hearing on March 10, 2020? Mr. Morgan recommended waiting until all the paperwork is handed in before the Public Hearing is scheduled. Ms. Tsigounis agreed with Mr. Morgan. The rest of the Board was in agreement.

Subdivision Committee

Ms. Tsigounis had nothing new to report.

Report from the Borough Engineer's Office

Mr. Azzolina has a report prepared for Application #1558, 351 E. Madison Avenue, Elite Developers. He has reviewed the application and has found it to be incomplete for the reasons set forth in the memo. The applicant's agent was present. He spoke with them briefly today and advised them about the incompleteness. The primary issue here is the driveway location. Basically, they have a side-loading garage and the driveway limits is right on the property line as opposed to 10 feet off. He advised the applicant of the standard that is in our site plan ordinance. He asked the agent if he had the opportunity to discuss it with the engineer. He stated that he didn't. That is really the primary issue. There are a couple of other little odds and ends that need to be addressed, but the primary issue is the driveway. They need to either revise the plans to eliminate the side loading garage or ask for a variance. It is a large house. They comply with the setbacks. It is essentially occupying the entire building envelope widthwise. It is a side-loading garage. The current design has the driveway a foot or so off the property line as opposed to 10 feet. The applicant can either redesign the site or seek a variance or waiver. The width of the lot is 175 feet. Ms. Tsigounis noted that the variance they are seeking is inflicted by the way they designed the house. There is really no hardship by the constraint of the site itself.

Mr. Azzolina noted that there is no issue with the impervious on this lot. There is a stormwater management design on the plan, but calculations were not provided. That is one of the other items that is incomplete. FAR and height are compliant. If he went front loading, he would comply but clearly the majority of the homes in the area are side-loading garages. The applicant's engineer has not yet seen his memo. He will wait for revised plans on this application.

Mr. Azzolina also prepared a report for the Public Hearing scheduled for tonight, Application #1556, 34 Heather Hill Road, Lumaj Homes, LLC.

Reverting back to correspondence, Mr. Ben Avidan was present with a Commercial Change of Tenant form from the Building Department. He wishes to occupy 300 Knickerbocker Road, Suite 2300A, for his business, BrainsWay, USA Inc. for marketing and sales of a medical device. Mr. Avidan noted that the production is done in Israel and the office is just for marketing and sales. Mr. Mandelbaum made a motion to approve, seconded by Mr. Calder. All present were in favor. Motion approved. Approval memo given to the Building Department. Approval letter sent to Cresskill Millennium Associates (owner), with copies to Ms. Francesca Maragliano, the Building Department, the Fire Department, the Police Department and the Health Department.

Old Business

None.

Public Hearing – Application #1556 – 34 Heather Hill Road

Mr. Schuster determined that the notice in the paper was not timely and notifications were not complete. For this reason, the Public Hearing was cancelled and rescheduled for February 25, 2020. This Public Hearing must be re-notified and re-advertised.

New Business

None.

Other Business

None.

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

Motion was made by Mr. Ulshoefer to adjourn the meeting at 8:12 PM, seconded by Mr. Calder. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for February 25, March 10, March 24, and April 14, 2020, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary