

## MINUTES

### CRESSKILL PLANNING BOARD

JULY 27, 2021

Mr. Ulshoefer 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, Mr. Ulshoefer, Ms. Bauer, Mr. Malone, Mr. Sutera, and Ms. Tsigounis. Also present was Mr. Paul Azzolina, Borough Engineer, and Mr. Stamos, Board Attorney.

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Mr. Sutera made a motion to approve the minutes of the July 13, 2021, meeting, seconded by Ms. Bauer. All present were in favor of the motion. Motion approved.

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### Correspondence

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated July 14, 2021, sending a representative for Global Sports Academy to this Board for approval. They would like to open their business, which would provide sports programs for kids aged one through middle school at 5 Legion Drive. Mr. Lee Rustin was present. Mr. Rustin noted that he is opening a facility for kids right behind All About Me daycare. He will be running sports programs for kids ages one all the way through middle school. They get introduced to sports and physical activity. There will be multiple instructors. He will always have an assistant and will always have somebody at the front desk.

Mr. Stamos noted that two samples of signs were also provided. He asked if they match what was already there. Mr. Rustin noted that the one on the fence is exactly the same size. That is the smaller one. The other one will be on the side of the building. Mr. Rustin noted that he went over the size of the sign going on the side of the building with Mr. Rusch. He asked if when they are open, for about 60 days, if they could put one of the stand-alone signs, assuming they get permission from Café Rx, on that corner because they are all the way in the back, just for sixty days once they open. The Board had no problem with that. Mr. Malone made a motion to approve, seconded by Ms. Tsigounis. All present were in favor. Motion approved. Letter of approval sent to Mr. Rustin, via the Building Department, with copies to Ms. Francesca Maragliano, the Building Department, the Fire Department, the Health Department and the Police Department.

Letter from the County of Bergen Department of Planning and Engineering, to Mark Malas, Malas Builders Corp, dated July 14, 2021, regarding the proposed residential/retail building at 1 Union Avenue. This application was reviewed by the Bergen County Planning Board's Subdivision and Site Plan Review Committee at their July 13, 2021, meeting and was granted *conditional* approval. When all of the requirements set forth in this letter are completed the County will sign the mylar and release it for filing with the Municipal Construction Official so that they can obtain a building Permit. If the Joint Report is for a subdivision, they must also file the mylar with the Bergen County Clerk within the time period prescribed by State Statute in order to perfect the subdivision. File.

Ms. Bauer noted that for the next meeting there will be an application from Antonio Manfredonia for the Farmhouse Restaurant. They want to build a pergola. Mayor Romeo stated that they were sent from the Zoning Board to this Board so we are going to hear them now

Mr. Stamos stated that Mr. Lumaj was also here last meeting and was told that he had to go before the Zoning Board on his application #1569, and he spoke with Mr. Lumaj and he would like to come before this Board as well. He got the approval from the Zoning Board. He would just like to confirm that his site plan

complies with our standards. Mr. Azzolina did receive the plans and reviewed them. The plans as presented are complete with respect to the site plan ordinance, with the exception of the variance conditions, which is the approval from the Zoning Board for the FAR as well as the other associated variances conditions. Mr. Lumaj agreed that he received those variances from the Zoning Board. Mr. Azzolina noted that they are removing three large diameter trees that are in close proximity to the proposed dwelling so there is really no question that they need to be removed. He knows the Board typically requests that replacement plantings be provided. He asked Mr. Lumaj if that was contemplated? Mr. Lumaj stated that they are going to remove two and probably plant at least three. They would like to put two shade trees in the front and then a tree in the back and privacy trees as well.

Mr. Azzolina noted that the design as presented complies with the standard requirements. The seepage pit has provided for the roof drainage system. The applicant will construct the curb as required along the frontage of the property. It is a level piece of property. The runoff patterns are being maintained in their existing pattern condition. He doesn't see any drainage impacts to the neighboring property. The height of the structure is compliant with the code. He would recommend approval of the site plan. The Board is in agreement and the plan was approved.

Mr. John Manfredonia was present and represents the Farmhouse. He noted that they were at the Zoning Board on June 24, 2021, to get a variance to put up a wooden pergola in front of the Farmhouse. There is an existing patio of bluestone there now. They would like to put a pergola on top of that for shade purposes. It is not going to be enclosed. Rain can get through it. It is just solely for decorative and shade purposes. There is no decrease in parking. They are not going to take away any parking spaces that exist right now. It has nothing to do with that. It is just on the property itself. There are about 15 tables outside. That is about 30 people. Inside there are about 70 seats now. The existing parking that they have there is up to 18 spots. They do meet one spot per five seats. It is just for decorative purposes. The Board is okay with it and it was approved. Letter was sent to Mr. Manfredonia stating the Board's approval, with copies to Ms. Francesca Maragliano and Mr. Bob Rusch.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated July 8, 2021, sending a representative for Connect One Bank to this Board for Approval. They would like to install a new sign for their temporary location at 156 Piermont Road. Ordinance 275-19F states "The aggregate area, in square feet, of all signs on any wall shall be no greater than ½ the length, in feet, of such wall." The width of the existing storefront wall is 26.5 feet, which would facilitate a 13 sq. ft. sign. The application is for 24 sq. ft. No one was present. They are moving in next to the yogurt shop temporarily as they are taking the bank down. Currently there are individual plastic letters there now. This sign will be one piece. The Board is okay with the rendering. Approval letter sent to Bergen Sign Company, with copies to the Ms. Francesca Maragliano and the Building Department.

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### **Subdivision Committee**

Ms. Tsigounis noted that a revised plan for Application #1570, 36 Douglas Drive, Josef & Victoria Gelman, was received on July 15, 2021. Mr. Azzolina noted that they need a single variance for the combined side yards. They are proposing 30.7 feet where 35 feet is required. The plans as presented are substantially complete and he recommends that the Board schedule a Public Hearing at the next available date. The next meeting is August 10, 2021. Mr. Stamos informed the applicant that he needs to get the notices out immediately to have everything done for the Public Hearing. Mr. Azzolina had a question on the architect's plan. There is a bedroom/clinic. He wanted to know what the clinic was. The applicant noted that it is just an office. His wife is a health coach and doesn't have anybody come to their office. Everything is done remotely. The Public Hearing was set for August 10, 2021.

Revised plans for Application #1567M, 268 E. Madison Avenue, Jane Reilly, were received on July 13, 2021. Mr. Azzolina noted that this was theoretically revised. From his perspective, he is currently reviewing them, but from a quick review, there are things he specifically asked for and he does not see them on the plans. He needs to speak to the engineer to see what his thought process was. He asked for a slope

analysis of a portion of the property, he asked for a storm water management report and several other items. There are certain other items that are needed as well.

A new Application #1572, 62 Willis Avenue, Giesi Holland LLC, was received on July 22, 2021, and is currently under review.

A new Application #1571, 103 Huyler Landing Road, Adam Forem, was received on July 9, 2021, and is currently under review. Mr. Azzolina noted that it is variance free, however, when the lot was created 30 or so years ago, it had a non-conforming frontage, and the variance was granted then. The building itself complies with all the setbacks requirements, etc.

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

Mr. Azzolina's report is noted within the above.

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#### **Old Business**

A representative from Salon Q was present. We received a Letter of Introduction from Mr. Bob Rusch on July 9, 2021, sending Mrs. Oral to this Board for approval that was read at the last meeting. They would like approval for a sidewalk entranceway that has already been installed at 35 Union Avenue, Salon Q. Salon Q is next to the liquor store. He purchased the salon three months ago and it was there, and he was told that it was okay. The Board is okay with it. It is already installed there.

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Resolution for Application #1568, 67 Westervelt Place, Ashley Norris, was introduced by Ms. Bauer, seconded by Mr. Sutera. On Roll Call: Mayer Romeo, Mr. Ulshoefer, Ms. Bauer, Mr. Malone, and Mr. Sutera all voted yes. Councilman Kaplan, Mr. Mandelbaum, Mr. Rummel and Ms. Furio were absent. Motion approved. The original resolution shall become a permanent part of these minutes.

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#### **New Business**

None.

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#### **Other Business**

None.

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Mr. Ulshoefer opened the meeting to the public. No public was present. Mr. Ulshoefer closed the meeting to the public.

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Motion was made by Mr. Sutera to adjourn the meeting at 8:18 PM, seconded by Ms. Bauer. All present were in favor. Motion approved.

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The next four regular Planning Board meetings are scheduled for August 10, August 24, September 14, and September 28, 2021, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo  
Recording Secretary