

MINUTES

CRESSKILL PLANNING BOARD

OCTOBER 13, 2020

Mr. Ulshoefer 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, Ms. Bauer, Mr. Malone, Mr. Mandelbaum, Mr. Rummel, Ms. Tsigounis, Mr. Ulshoefer and Mr. Sutera. Also present was Mr. Azzolina, Borough Engineer.

Mr. Mandelbaum made a motion to approve the minutes of the September 22, 2020, meeting, seconded by Ms. Bauer. All present were in favor of the motion. Motion approved.

Correspondence

Letter from Mr. Matthew Capizzi of Capizzi Law Offices dated October 13, 2020, regarding Application #1540M, 35 Westervelt Place, Zerenner. The letter states that they "request to adjourn this matter from the Board's October 13, 2020, agenda and carry same to the Board's December 8, 2020 agenda. After further conversations with the design professionals, the applicant is in the process of revising its plans to reduce the need for the variance request. The applicant hereby extends the time for the Board to render a decision on this matter until December 31, 2020."

Mr. Stamos sent an email to Mr. Capizzi and explained that the application has been adjourned many times and he risks having the Planning Board dismiss the application without prejudice. The Board would be well within its rights to do so. Mayor Romeo feels that the Board should dismiss the application without prejudice. The Board agrees. Mayor Romeo made a motion to dismiss the application without prejudice, seconded by Mr. Mandelbaum. All present were in favor. Motion approved. Email sent to Mr. Capizzi, followed up by a formal letter letting them know we are dismissing it without prejudice.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated October 8, 2020, sending Ms. Tammar Merin to this Board for approval. She would like to open a marriage and family therapy office at 145 County Road. Ms. Merin was present. Ms. Merin is a resident of Cresskill and currently has a private practice in Tenaflly and wants to move her practice to Cresskill. She is a licensed family therapist. She treats couples, families, and individuals. It is a building with five offices with mostly therapists. Mr. Malone made a motion to approve, seconded by Mr. Mandelbaum. All present were in favor. Motion approved. Letter sent to Ms. Merin with copies to Ms. Francesca Maragliano, Mr. Bob Rusch, the Police Department, the Fire Department and the Health Department.

Memo from the Office of the Fire Chief, dated June 29, 2020. It states: "It has been brought to my attention that an application to build on Union Avenue and Piermont Road was submitted to this board. Obviously, a project like this will have a direct impact on the fire suppression Division and the EMS Division. Subsequently, these plans were never distributed to this office for our input and review.

"Therefore, the following items must be addressed and incorporated into the approval resolution to ensure compliance.

- 1) Building shall be fully suppressed with a NFPA 13 compliant system.
- 2) Building shall be fully protected by a NFPA 72 Compliant fire alarm system throughout the building with the exception of within the dwelling units.

- 3) An approved rapid access key vault of adequate size shall be provided at the north end of the building on Piermont Rd and an additional box at the rear of the building at stairwell #2 entrance/exit. Exact location to be determined by the Fire Chief.
- 4) Fire Department Connection for the building's suppression system shall be installed in a location approved by the Fire Chief.
- 5) An approved red lamp shall be installed over the FDC.
- 6) Elevator shall be designed to accommodate a full-size stretcher utilized by the Cresskill Fire Dep. EMS."

Application for Soil Erosion and Sediment Control Plan Certification for 154 Seventh Street, Lumaj Builders, LLC, Application #1562. File.

Mr. Josef Argenio was present with a sign application for Lukoil North America located at 229 Knickerbocker Road. We did not get a Letter of Introduction. He is with Navier Engineering to make and install the signs. There are three signs for the building. He is a registered engineer in the State of New Jersey. They are seeking approval to install three signs on the building. They are looking to install two mini-mart signs and one service sign. There are two service bays at the gas station. They are looking to install one 12" x 60" mini mart sign and an 18" x 96" mini mart sign and one 12" x 80" service station sign. Those are all on the building. Typical signage anchor bolts to the brick. They submitted the application and distributed the application to the members.

Mr. Argenio pointed out the mini mart signs, one that is 18" x 96" sign, and the other one is 12" x 60" mini mart sign, that are going to be at the corners, and a service sign that is going to be where the bays are. Mayor Romeo stated that they have a lot of signs there. It is a very visually busy area. There are propane signs by the curb. Mr. Argenio noted that they are temporary signs. These are the permanent signs that they are seeking approval for. Mayor Romeo doesn't have a problem with the signs on the building, but he would like them to do something with the propane signs. Mr. Argenio said they will tell the operator to remove all signs that are not necessary, and they can definitely move the propane tank signs.

Mr. Sutera asked if there was anything reflective or any additional lighting around them. Mr. Argenio noted that they have a small amount of illumination. They are back lit with LED lights. Mr. Ulshoefer asked if it was going to be 24 hours a day. Mr. Argenio noted that it was not going to be 24 hours a day. They are going through a standardization process on all of the Lukoil sites trying to make them look the same throughout all stations.

The Board decided that they are okay with it but wanted to give the application to the Building Department and let them check it out to make sure everything checks out. They will give the final approval.

Subdivision Committee

Ms. Tsigounis had nothing to report.

Report from the Borough Engineer's Office

Mr. Azzolina noted Mr. Lumaj was present for Application #1562, 154 7th Street. At the last meeting he noted that application doesn't require any variances. It is a fully conforming corner lot. It has a 25-foot setback on both Magnolia and 7th Street. The height conforms, the FAR conforms. It is a unique property in that there are no trees per se on this property. There are some large shrubs, but no deciduous type trees, except for one 10" pine in the back corner that is to remain, according to the drawing. It is pretty straight forward. Everything complies.

Mr. Lumaj stated noted that he was thinking of removing the pine and replacing it with a nicer deciduous tree as well as some other shade trees. The Board approved the application.

Old Business

None.

New Business

None.

Other Business

None.

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

Motion was made by Mayor Romeo to adjourn the meeting at 7:54 PM, seconded by Mr. Mandelbaum. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for October 27, November 10, November 24, and December 8, 2020, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary