

MINUTES

CRESSKILL PLANNING BOARD

NOVEMBER 24, 2020

Mr. Ulshoefer opened the meeting at 7:30 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, Ms. Tsigounis, Mr. Ulshoefer and Mr. Sutera. Councilman Kaplan arrived via phone at 7:34 and Mr. Rummel arrive at 7:36. Also present were Mr. Stamos, Board Attorney and Mr. Azzolina, Borough Engineer.

Mr. Mandelbaum made a motion to approve the minutes of the November 10, 2020, meeting, seconded by Mr. Sutera. All present were in favor of the motion. Motion approved.

Correspondence

Fax from Mr. Mark D. Madaio to Ms. Bobbi Bauer, regarding 1 Union Avenue. Mr. Madaio wishes to carry this hearing, scheduled for tonight, until the December 22, 2020, meeting. He would like the adjournment announced at this meeting so that his client does not need to re-notice the public.

Fax from Mr. Mark D. Madaio to Ms. Bobbi Bauer, regarding 170 14th Street. He understands that this application is not on the agenda for tonight's meeting. He would like this matter on the agenda for the December 22nd meeting and would like the "adjournment" announced at this meeting so that his client does not need to re-notice.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated November 19, 2020, sending a representation for Nard Nail Salon to this Board for approval. They would like to install a new sign at 22A Union Avenue.

Application for Soil Erosion and Sediment Control Plan Certification for 171 11th Street, Lumaj Homes, LLC, Application #1564. File.

Mr. Suk San Kang was present for Nard Nails. They would like to put up a new sign. Mr. Azzolina noted that the sign square footage is a function of the width of the store. Mr. Kang did not know the width of the store. They are across from the bagel store. Mr. Azzolina stated that it appears to be oversized with respect to the size of the building. They are permitted to be 50% of the width of the store in area. He thinks they need to submit more information for the Board to make its decision.

Mayor Romeo explained to Mr. Kang that if they change the sign so that it complies, all they have to do is bring it back to the Building Department. Otherwise, they have to come back to the Planning Board for a variance. Mr. Stamos gave Mr. Kang his contact information so that he can send Mr. Stamos the drawing and he can speak to Mr. Rusch and they will try to give him a calculation of what they think the size needs to be and they can decide if they want to come back or conform with that size.

Subdivision Committee

Ms. Tsigounis introduced Application #1564, 171 11th Street, Lumaj Homes LLC, which was received on November 20, 2020. It is currently under review. Mr. Lumaj was present. He asked if there was any way to look at it because there are no variances required and he is worried with the virus getting bad again and he wants to get started. It is a large lot that is flat. There are two trees on the property that he is going to keep. The property is south of Stivers. He has a 45-foot back yard and 20 feet on each side. It is very flat. The lot is 100 x 111 feet. He will also plant more trees.

Mayor Romeo is okay with approving it tonight subject to Mr. Azzolina's review and approval. Mr. Azzolina looked at it preliminarily. He does agree with Mr. Lumaj that it is an easy lot to work with. It is a level lot and oversized for the zone. No variances required. He doesn't see any problems with it. The Board was all in favor of approving this application subject to Mr. Azzolina's review and approval.

Report from the Borough Engineer's Office

Mr. Azzolina stated that Application #1563, 170 14th Street, can be heard on December 22, 2020. It is ready for the Public Hearing.

Old Business

Mr. Stamos spoke with Mr. Madaio about both of the letters and both of the applications. With 1 Union Avenue, that has been put off several times and he has now asked to go to December 22. The Board has decided that we wouldn't have enough time to hear both applications. Also, we haven't seen revised plans for 1 Union Avenue. The Board doesn't want to keep scheduling it until we see the revised plans. He told Mr. Madaio that we will do 170 14th Street on December 22, 2020, and will move 1 Union Avenue to January 26, 2020, as a placeholder, subject to his submission of plans. He knows the Board has been concerned with notice issues and carrying it this many times so he thinks it would be reasonable to make him re-notice for 1 Union Avenue for whatever meeting they get put on eventually. For 170 14th Street, he did notice for today. Interested residents did show up, so that notice can be carried to December 22nd.

Ms. Tsigounis agrees, as long as the 1 Union plans come in at least two weeks before the meeting and she thinks they should re-notice. Mr. Mandelbaum and Mayor Romeo agree that they should re-notice. Mr. Stamos agrees as well. He thinks the Board has been more than fair carrying it this many times.

Mr. Stamos stated, for the record, Application #1564, 170 14th Street, will be carried from tonight's meeting to December 22, 2020. He informed the people present that they will not receive another notice.

New Business

None.

Other Business

None.

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

Motion was made by Ms. Tsigounis to adjourn the meeting at 7:49 PM, seconded by Mr. Rummel. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for December 8, December 22, 2020, January 12, and January 26, 2021 at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary