

MINUTES

CRESSKILL PLANNING BOARD

MARCH 14, 2023

Mr. Rummel opened the meeting at 7:37 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

Members present at roll call: Mayor Romeo, Councilwoman Schultz-Rummel, Mr. Malone, Mr. Rummel, Ms. Tsigounis and Mr. Peleg. Also present was Mr. Paul Azzolina, Borough Engineer.

Mr. Malone made a motion to approve the minutes of the February 28, 2023, meeting, seconded by Ms. Tsigounis. All present were in favor of the motion. Motion approved.

Correspondence

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated March 14, 2023, sending Ms. Tatiana Vega to this Board for approval. She would like to open a gym at 44 East Madison Avenue. F45 Training & My Gym Children's Fitness Center would offer class-based adult HIIT workouts as well as mommy and me classes, gymnastic birthday parties and camps for kids six months to ten years old. They will be installing a new sign at the property.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated March 13, 2023, sending a representative for Tee Pee Signs to this Board for approval. They would like to install two permanent non-illuminated signs in the front and rear of the business at 1 Union Avenue, Suite 104 for Jersey Mike's Subs. No one was present.

Going back to Ms. Vega's gym. Ms. Vega noted that she would be the potential owner of the property. They are interested in converting the old restaurant, as is, not intending to extend it, but wanted to understand, given the use that they would like to propose, that the parking spaces that it has is enough. It has 20 parking spaces. They would like to buy the building. It has water damage. They would convert it to an F45 training facility which is a class-based studio. People come in and take classes for 45 minutes and go home. The other half, the space on the first floor is about 5,000 square feet, will be a children's fitness center. It will be all on the same idea of fitness, but at different times. Adults will work out early in the morning and at the end of the day and during the day it will be a one-hour drop-off or parent participation class for little ones. They do Mommy and Me, gymnastics, parent participation classes and things like that. She hasn't decided on what will be on the second floor other than storage.

Normally they have about 20 people at any given time. For the parent participation they max out at 20. In the independent classes the parents normally come in and drop them off and they go and come back an hour later and pick them up. Mr. Malone thought that the restaurant had more people than that so if the parking was sufficient for the restaurant, they should have enough parking for them. Mayor Romeo noted that their concern was the drop off in the front of the building. They would prefer the drop off on the side or the back of the building. They don't want them parking on East Madison. Ms. Vega noted that their program for the older kids is for the drop off and that is normally after school. In the morning they do the Mommy and Me or parent participation classes so the parents will go and park and stay. They are normally 45-60 minutes. They are age appropriate.

Councilwoman Schultz-Rummel stated that her only concern is the idling and the drop-off on East Madison. Mayor Romeo noted that they will have the police talk to her to work something out to avoid that. Ms. Vega

informed the Board that the adults work out in the morning from 5:30-9:00 and again 5:30 and 6:30 in the evening. They are open seven days a week. During the day it is only for kids.

Ms. Vega said that they are in contract, but the hesitation was because of the parking. If she was told that she didn't have enough parking, then she doesn't want to go through all the trouble. She said she has 16 parking spaces in the back and some on the side. There is an entrance in the back of the building so they will not have to go around the building to the front in order to enter. Ms. Vega noted that she would hope to open by September. Mr. Malone made a motion to approve, seconded by Ms. Tsigounis. All present were in favor. Approval letter sent to Ms. Vega with copies to Mr. Bob Rusch, Ms. Francesca Maragliano, the Fire Department, the Police Department and the Health Department. File

Subdivision Committee

Ms. Tsigounis reported that Application #1589, 350 Madison Avenue, 350 Madison Avenue LLC (T-Mobile) was received on March 6, 2023. This is an application for installing 12 antennas on the roof. They are moving them from 300 Knickerbocker Road. This is currently under review. Mr. Azzolina said that it is an antenna array. This is the PNC bank building. Mr. Azzolina will report on it at the next meeting and will determine if a hearing is required. Mr. Peleg asked if some kind of testing will be required for radiation. Mr. Azzolina noted that typically they do for more intense uses. His understanding of these antenna arrays is that they are low level. You can certainly request radio frequency analysis, which often times they submit as part of the application documents. He doesn't believe they did, but he will look at what they submitted previously and report at the next meeting. Mr. Peleg thinks it matters which way they are broadcasting, either towards Dumont or towards Cresskill. Mr. Azzolina doesn't know which way they are, but he will look into it.

Report from the Borough Engineer's Office

Mr. Azzolina noted that site plan Application #1588, 171 Magnolia Avenue, Tenaflly Rentals 2 LLC, is deemed incomplete. He prepared a memorandum dated March 4, 2023. There are approximately 21 items that they need to address. Primarily there is an issue that they need to ask for a variance. The house that was recently demolished used to front on Magnolia. We have that section in the code that says if you propose to change the orientation, then it represents a variance. They need to add that to the plans. He is not saying anything is wrong with doing it, but there is a procedure that they need to follow. He recommended that they add the distance to the neighbor's house because that is going to be a changed condition. The house on 9th Street is now going to appear to be closer to the house that was fronting on Magnolia. It was a rear yard and now it is going to be a side yard.

They are building a retaining wall inside of the property line. There is an existing retaining wall basically along the property line. This is a variable height wall about two feet maximum height. To the west of that existing wall, separated by about five or six feet, they are going to build a second retaining wall to basically create a level plateau in which to build a new home as well as have a usable rear yard. This plan is actually similar to the one the Board looked at last meeting on Heather Hill. They propose the same kind of design, the sub-basement to create a media room underneath the garage. It is pretty much the same floor plan as that application. Other than the proximity of the adjoining home, that's the only change. The height complies.

Mayor Romeo asked if there was a problem with the grade on 9th Street pushing the water into that garage. Mr. Azzolina noted that they have a descending grade but not to the basement level. They are approximately two feet lower than the street. They have a trench drain in front of the garage discharging into the seepage pit system. They have a generator. It's not ideal. It's not anything we haven't seen. It's not as drastic as the other ones that have turned into real problems where you have street water coming down into it. He recommended that they also redo the curb line along 9th Street, so that should be built up

to keep the water out. It's really just a self-created condition with that small driveway area, 18 x 30 feet long. That system should be able to handle the water from that.

Councilwoman Schultz-Rummel asked if this was one of those flat roof lines. Mr. Azzolina noted that it has a gable roof architecture. This doesn't have the same roof design as the roof on Heather Hill. It has a true gable roof design. It pitches on the front and rear.

Mr. Azzolina noted that on Application #1586, 158 Truman Drive, Monica Alvarez, they are complete. They do not require any variances. They don't need a hearing or anything, however, he recommended to their attorney, Mr. Capizzi, that they get his design team, which is his architect and engineer, to present the plan to the Board, so everybody is understanding of what it is. It is a very large home. This currently has the garden, but the garden is disappearing and being replaced by the house. It is a large footprint house. The house fronts on Truman as well as Pendergast. It is a very unusual lot. The house is 33 feet high, which is permitted as long as there is adequate firefighting access. He met with the chief of the fire department earlier in the week. He is okay with the design. The home may or may not have a sprinkler system. The homeowner did not comment on that. Talking to Chief Ulshoefer, he has no issues with the height of the structure.

It is a major development because they are disturbing quite a bit of the land area, introducing some impervious surfaces, but they have a very elaborate drainage system. It overflows into systems that will not impact the downstream properties. He believes that the parents live across the street. The house is about 16,000 square feet. They actually have some space in the attic that is being used, that is permissible under the uniform construction code as long as it is limited in size, which it is. It excludes the garage and the basement.

Mr. Azzolina is waiting to hear back from Mr. Capizzi as to their availability to come in with their team to present the plans and answer any questions the Board may have. There are no variances required.

Old Business

None.

New Business

None.

New Business

None.

Other Business

None.

Mr. Rummel opened the meeting to the public. No public wished to be heard. Mr. Rummel closed the meeting to the public.

Motion was made by Mr. Malone to adjourn the meeting at 8:19 PM, seconded by Ms. Tsigounis. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for March 28, April 11, April 25, and May 9, 2023, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary