

MINUTES

CRESSKILL PLANNING BOARD

FEBRUARY 14, 2017

Mr. Morgan opened the meeting at 7:34 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

Members present at roll call: Mayor Romeo, Councilwoman Tsigounis, Mr. Morgan, Ms. Bauer, Mr. Calder, Mr. Moss, Mr. Ulshoefer, Mr. Durakis and Mr. Mandelbaum. Also present were Mr. Paul Azzolina, Borough Engineer, and Mr. Schuster, Planning Board Attorney.

Mr. Durakis made a motion to approve the minutes of the January 24, 2017, meeting. The motion was seconded by Mr. Ulshoefer. All present were in favor of the motion. Motion approved.

Correspondence

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated February 10, 2017, sending Ms. Tania Gold of Scared Space Living to this Board for approval. She would like to open a new meditation studio at 15 Broadway (Horizon Square). Services would include meditation classes and workshops. Ms. Gold was present and stated that she would like to open a meditation studio on the second floor at 15 Broadway. There will be small classes and workshops. You mostly sit on the floor on cushions. The classes are between five and ten people at a time. She will do individual, private lessons as well. The classes will be pretty much around the class schedules that are already in the building. There is a spin studio and a yoga studio, so she can easily work around those schedules in terms of parking. In the evenings, she might have a workshop on occasion, maybe once a month and that would probably be 10-15 people. She has about 600 square feet. It is one room. She has been teaching meditation for a while out of her house. Mr. Durakis made a motion to approve, seconded by Mr. Mandelbaum. All present were in favor. Motion approved. Approval letter sent to Ms. Gold, with copies to Ms. Barbara Nasuto, the Building Department, the Fire Department, the Health Department and the Police Department. File.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated February 1, 2017, sending Youshin Ahn to this Board for approval. He would like to use 92 Union Avenue as an SAT tutoring center for students from 9th grade and above. Mrs. D'Andrea was present representing the tenant. She noted that this space was about 2,500 square feet and is the 1st floor and part of the basement. The basement has two egress doors going out the side, two windows and an egress door coming in. They are probably going to put a couple of desks down there and have maybe five to ten students, but not all at one time. Upstairs is the rest of the 2,500 square feet. They will be there from 3:00 in the afternoon until 9:00 weekdays, and Saturdays from 10:00 to 3:00. Right now it is empty. It is where Paul Abrams is. He is on the second floor. No Sundays. Youshin Ahn and Kyoung An are the teachers and they are brother and sister and each have families. Mr. Moss asked about their credentials. Mrs. D'Andrea noted that they have a school in Fort Lee right now. Ms. An noted that right now they have between 15 and 20 students. Parents ask if they can have more and in this area they will have about 20-25 students. They have five classes in one day. Each class has about five students. There is plenty of parking.

Mr. Ulshoefer asked if the parking they are talking about is behind the building. Mrs. D'Andrea stated that it is parking in Paul's space. Mr. Ulshoefer noted that Paul is his accountant and that parking behind there is almost impossible to get a parking spot. He sees people trying to go across the street where the senior citizen parking is and you are supposed to have a decal and things like that, because parking there is always a problem. Councilwoman Tsigounis stated that when she took SAT classes her mom would drop her off. Mrs. D'Andrea noted that a lot of parents drop their kids off so there is no need for a lot of parking at one time. They also come at different times. There may be only five students at one time. There are at least five spaces in front of the building. Mr. Ulshoefer said he is not opposed to it but he is just saying that there is not a whole lot of parking there. Sometimes he can't even get there and he is a client. Sometimes he has to park almost past where the animal hospital is to try to get a parking spot. As long as the parents aren't staying, there shouldn't be a problem.

The name of the business is A One Institute. They have 2,500 square feet. Mr. Schuster asked if they were going to subdivide it out. Mrs. D'Andrea stated that they were not. They are going to utilize the space. No modifications are needed. They are going to be putting up partitions and that's about it. Mr. Calder made a motion to approve, seconded by Mr. Mandelbaum. All present were in favor. Motion approved. Approval letter sent to Youshin Ahn and Kyoung An, with copies to Ms. Barbara Nasuto, the Building Department, the Fire Department, the Health Department and the Police Department. File.

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated February 8, 2017, sending a representative of M3M Builders to this Board for approval. They would like to construct a new single-family dwelling at 112 Westervelt Place. Application #1498 was received on February 10, 2017.

Subdivision Committee

Councilwoman Tsigounis reported that we received a new site plan Application #1498, M3M Builders, 112 Westervelt Place, estate of Marion Luthin, which was received on February 10, 2017, and is currently under review. Mr. Azzolina noted that he has not reviewed it. A representative for the buyer was present and noted that two years ago, his client did a similar house at 102 Westervelt. This is basically on the other side of the house. It is the same sort of house. Two years ago they asked for a ten-foot variance. They are just asking for a five-foot variance on this one. It is going to basically be a duplicate of what he had done at 102 Westervelt. It is a similar size home on a similar size lot. They are asking for a variance on the combined side yard setback. They are going to have 15 feet on each side. They asked if they could shoot for February 28 for the Public Hearing. Mr. Azzolina explained that they need to do a completeness review, which they usually do in two weeks. This was received tonight, so he will report at the next meeting. Assuming everything is complete, they can schedule it at the next meeting. The one thing that he is lacking is the architectural drawings. They provided him with a copy of the unsealed architectural drawings. He will report back to the Board at the next meeting.

Councilwoman Tsigounis noted that a revised site plan for Application #1487, 182 Madison Avenue, Jane Lee, was received January 30, 2017. New Application #1496, 106 Morningside Avenue, 15 Wakelee Drive Corp., was received on February 7, 2017. Mayor Romeo noted that this was a subdivision on Morningside and he wants to come in for a Public Hearing to get the site plans approved. We just did the subdivision. Also, new Application #1497, 104 Morningside Avenue, 15 Wakelee Drive Corp. was received on February 7, 2017.

Councilwoman Tsigounis stated that a revision for Application #1489M, 46 Pershing Avenue, Avi Lavon, was received on February 7, 2017.

Report from the Borough Engineer's Office

Mr. Azzolina reported that he has no comments on the new applications that came in as he has just received these applications this week as well and has not had a chance to review them. Mayor Romeo asked that he review the two Morningside applications first so we can get them out of the way and then we can do the one on Westervelt at the first meeting in March. The Lavon application is a subdivision that he wants to cut down to two seventy foot lots. He would like everybody to go look at it. The house on the lot currently is in pretty bad shape.

Mr. Azzolina stated that on the Morningside application, Application #1477M, which is a major subdivision that created the two building lots 104 and 106, the final plat has been prepared for that application. He reviewed it and finds that it complies with the requirements of the code and well as the title recordation law. He would recommend that the Board approve this drawing at this time. In essence, the application was approved back in the Fall sometime. He had to get treatment works approval from the DEP, which they have received, so this is just an administrative function to create the lots and he'll record the map so that the properties can be conveyed. He recommends that this drawing, which is the final plat dated October 26, 2016, be approved at this time. Mr. Durakis made a motion to approve, seconded by Mr. Moss. All present were in favor. Motion approved.

Mr. Azzolina noted that on Application #1487M, 182 Madison Avenue, Jane Lee, he had actually received those plans months ago. The plans that were received tonight are the same as the ones that he had recommended approval on previously. Once again, he recommends that that application be approved at this time. The roof has a minimal pitch. It is only accessible from a hatch. These plans are from the second architect who pretty much just copied the plans and changed a few structural elements. Mr. Durakis made a motion to approve, seconded by Mr. Calder. All present were in favor. Motion approved. Two copies of the plan were signed, one copy with approval memo to the Building Department, one copy to the file.

Old Business

None.

Resolution for Application #1492, 70 Park Avenue, Louis Zimick, was introduced by Mr. Durakis, seconded by Mr. Mandelbaum. On Roll Call: Mayor Romeo, Mr. Morgan, Ms. Bauer, Mr. Calder, Mr. Moss, Mr. Durakis, Mr. Mandelbaum all voted yes. Mrs. Schultz was absent. Motion approved. The original resolution shall become a permanent part of these minutes.

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 8:03 PM, seconded by Mr. Durakis. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for February 28, March 14, March 28, and April 11, 2017, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary