

MINUTES

CRESSKILL PLANNING BOARD

APRIL 11, 2017

Mr. Morgan opened the meeting at 7:35 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, and Mr. Durakis. 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 March 28, 2017, meeting. The motion was seconded by Ms. Bauer. All present were in favor of the motion. Motion approved.

Correspondence

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated March 28, 2017, sending a representative for C U Latte to this Board for approval. They would like to install a 14-foot wide awning at the rear of 8 Union Avenue. They have attached images. The representative noted that the awning is 14-foot wide, but doesn't open up 14 feet. It is a retractable awning. There were three pictures, two with stripes and one solid green. Councilwoman Tsigounis stated that the Board is looking to have uniformity. The owner noted that he just wanted to show some options by showing the awnings with the colored stripes. If he can have some color, he would appreciate it. Councilwoman Tsigounis said that they are trying to treat the back of the building just as important as the front of the building. This is on the back of the building by the parking lot.

Mr. Morgan asked how wide the building was. The building is probably 16-foot wide. Mayor Romeo stated that he is OK with it as long as it is green. Councilwoman Tsigounis re-stated that whether it is the back or the front, it doesn't really matter. It has to be the same green. There is a definite Pantone color number. Mr. Azzolina explained that in the Cresskill Code Book, which is on line, he can find the Pantone code. It has to be solid green. Mayor Romeo told him to call down to the Building Department and they can tell him the number. Mr. Durakis made a motion to approve, seconded by Councilwoman Tsigounis for a solid green awning. All present were in favor. Motion approved. An approval letter was sent to C U Latte, with copies to Ms. Barbara Nasuto and the Building Department.

Subdivision Committee

Councilwoman Tsigounis noted that a revision for Application #1485M, 67 Phelps Avenue, Mary LaBelle, was received on March 29, 2017.

Report from the Borough Engineer's Office

Mr. Azzolina reported that the revision for Application #1485M, 67 Phelps Avenue, Mary LaBelle, is supposed to be a final plat for the filing for the recording for the subdivision, but it doesn't meet that standard. He spoke to

their engineer today. This plan is going to require further revision. Normally it is just an administrative function. We have already approved the subdivision. This is just what they need to prepare in order to record it at the County. It is deficient with respect to the Title Recordation Act.

Mr. Azzolina noted that he needs to know how the Board wishes to proceed on the Lavon application, 46 Pershing Place, Application #1489M. Mayor Romeo said that he has been walking up and down talking to some of the residents there, just to see, so we wouldn't have any problems. The first several that he talked to said to him, basically, they don't care if it is one or two, just get rid of the eyesore, because the house is starting to fall down. Their houses are all 60 and 70 feet wide and this would be two 70 foot lots so it is really not a big deal. He hasn't talked to all of the neighbors. He went to the houses that bordered the property. He didn't go to all of the 200 feet radius properties. So far, they were really welcoming. It really has been falling apart. But, he is not coming in yet. He is a little behind with some stuff. The attorney, Mr. Watkins, called him and he told him to hold off a little while and take care of the other two projects he has in town and then come back. Mr. Vincenz, who works in the Building Department, looked at it and thought it was good because it would clean up the neighborhood a little bit.

Mr. Azzolina mentioned that the application as currently proposed shows height variances on the two properties. Mayor Romeo stated that they don't need height variances on those properties.

Old Business

Mr. Durakis asked about the house on the corner of 8th and Magnolia where the retaining wall is falling down and the house is boarded up. He was wondering what was going on with that house. He stated that it looks like it is ready to fall down. Mr. Azzolina noted that he never came back. Mr. Durakis stated that the DPW had to go there to clean up the property. We asked him to do it and he never did. Mr. Azzolina explained that the ball is in his court.

Mr. Morgan asked how we were doing on COAH. Mayor Romeo stated that COAH is doing good and he is about to sign.

Resolution for Application #1498, 112 Westervelt Place, M3M Builders LLC was introduced by Mr. Durakis, seconded by Ms. Bauer. On Roll Call: Mayor Romeo, Councilwoman Tsigounis, Mr. Morgan, Ms. Bauer and Mr. Durakis all voted yes. Mr. Calder, Mr. Mandelbaum, Mr. Moss and Mr. Ulshoefer were 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. There was a Boy Scout troop from a church group in Emerson present earning their Citizenship in Community merit badge. They asked questions of the Planning Board and

took some notes. They asked how young people can help the community. They were not looking for an Eagle Project. They were looking for something simple to do. Mr. Gary Stuart, the Scout Leader, noted that they were from the Church of Jesus Christ of Latter-day Saints. They are trying to implement a community website that has a lot of volunteers where they are trying to find projects for the volunteers to do. The website is justserve.com.

Motion was made by Mr. Durakis to adjourn the meeting at 7:53 PM, seconded by Ms. Bauer. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for April 25, May 9, May 23, and June 13, 2017, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary